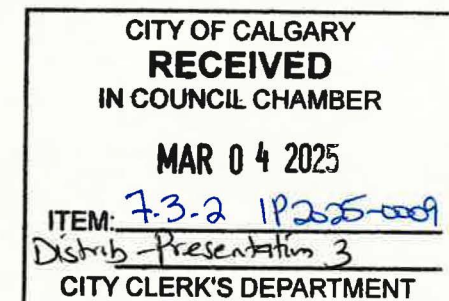


RILEY PARK LAP

RESIDENT RECOMMENDATIONS



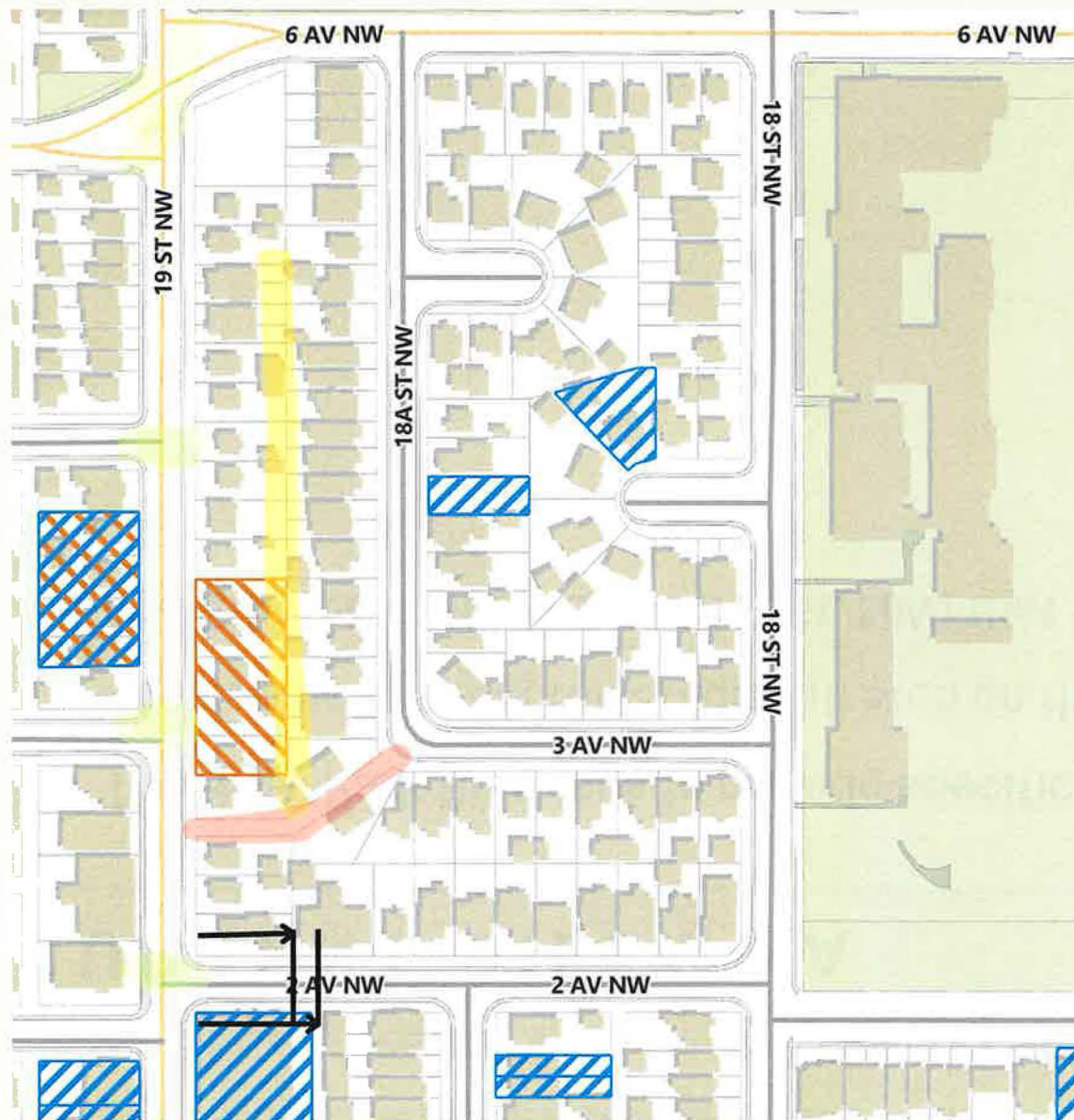


ASK: Make amendments to current Riley Park LAP regarding recommendations for development along 19 St. NW, between 2nd and 6th Ave, before the plan is approved


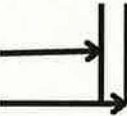
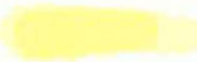

CURRENT DILEMMA

- The Riley Park Plan fails to provide specific development directions or guidelines for future development along the unique stretch on the east side of 19 St. NW (specifically between 2nd and 6th Ave that borders 18 A St. NW) that would be appropriate for this area.

UNIQUE CHARACTERISTICS MAP- 2ND - 6TH AVE, 19 ST. NW



LEGEND

-  Dairy Lane
-  Shallow Lots
-  No back lane to separate preproperties
Presence of above-ground powerline
-  Intersections and Crosswalks

CHALLENGES WITH THE CURRENT DEVELOPMENT DIRECTION



Street Access ONLY

Commercial vehicles and parking access must access from the street cutting across a bike Lane and sidewalk to make deliveries. (Compounding high-density residential with commercial mixed-use in this area means exponentially multiplying the number of vehicles that will have to cut across a bike land and sidewalk decreasing pedestrian and cyclist safety and experience

Commercial Servicing

Garbage pick-up/disposal, emergency and service vehicle (such as Enmax to reach powerline between 19 St and 18 A St) access challenges. These vehicles would have to access the property from the street, causing safety concerns for pedestrians, cyclists, students and new residents of the building. (Traffic would have to cross the sidewalk and bike lane to access this building, as there is no back lane access).

Setback Challenges

Shadowing, massing and setback challenges impacting neighbouring residents' access to sunlight and offsetting their benefit from recently installed solar panels to align with the City's Energy transition priorities. This picture was taken at 3 pm on Feb. 23. The completely shaded Street would be where properties located to the NE of potential new developments between 2nd and 6th Ave would be located, submerged in darkness.

NEGATIVE IMPACTS

- Inappropriate land use applications for the area
- Drain time and resources of all parties involved
- Developments that don't serve the intention and priorities of the Riley Park LAP

RECOMMENDATIONS FOR SOLUTION:

- Review the unique characteristics of this parcel with residents
- Provide clear development recommendations appropriate and specific to this stretch of 19 St. NW. (Potentially amend to neighbourhood local, or add limit the size/scale of home-based businesses to three stories on that stretch
- Do not approve the current draft of the Riley Park LAP until amendments are made

DESIRED OUTCOME

- Support Developers and Residents
- Appropriate land-use applications for this area
- Restricting building massing and usage that would negatively impact neighbouring properties, and pedestrian and cyclist experience and safety
- Save time and resources through clarity from the onset of the development and land-use application process

Thank you!
