

Community Association Letter

March 18, 2019

Mount Pleasant Community Association (MPCA) has reviewed the application notice for this requested Land Use amendment from R-C2 to M-C2. We have also met with the applicant / owner / developer of the property.

We recognize that this project is in a rather unique location, with a variety of different land use zoning around it. We are supportive of higher density in this location given their neighboring zoning, proximity to 4th Street and the shopping, schools, services, transit and community facilities. The developer has stated that they are considering a seniors centre at the location which would be welcome in the community and appropriate at that location.

However, we are concerned with the height and massing that could come with M-C2. We would like to see any development there have as many entrances to the Street and Avenue as possible to connect with the pedestrian realm and create more interaction. In order to maintain a consistent streetscape and scale we would like to see the western lot zoned as M-CG to align with the other developments on 5th Street. We would be acceptable to the other two lots being zoned M-C2.

We realize this type of hybrid zoning may be unique but we feel it would accomplish the higher density purposes of the developer while maintaining the look, feel and scale on the street that the community desires.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair