

List of Concerns Raised by Mount Pleasant Residents in regards to file LOC2019-0029

- Rezoning the corner lot at 802 – 23rd Avenue, NW to R-CG, and this being a potential watershed for rezoning of other corner lots in the interior of the Mount Pleasant Community.
- The increase in land coverage (from 45% to 60%) allowed for a zone from R-C2 to R-CG. This is a huge issue as it negates safe places for children to play and decreases the likelihood of families moving into inner-city neighbourhoods.
- Row housing in the community's interior area (against the current Area Redevelopment Plan and opposed by 87.5% of Mount Pleasant survey respondents)
- Overall size of the proposed structure, particularly in relation to the current streetscape and neighbouring homes.
- Height (including a requested relaxation of current height restrictions) of the proposed building
- Child safety issues – 7th Street lies equidistant between two elementary schools (King George and St. Joseph's) and many neighbourhood children cross 7th on their way to school. There are currently no traffic slowing measures/crosswalks on the 7th Street and there are no stop signs between 20th and 24th Avenues. Vehicles regularly cut through this area to avoid the stop signs on other streets. This is already a concern for residents in the area.
- Increased traffic and parking issues along adjacent streets and avenues. The four units with four off-street parking areas allowable under R-CG guidelines directly violates the existing R2 codes of two parking spots per unit of the majority of homes in the neighbourhood.
- The 60% land coverage allowed under R-CG guidelines dwarfs adjacent homes – (both newer and older), blocking sunlight, views, and enjoyment of gardens. This lowers property values of nearby homes. Examples of row house developments currently underway on 20th Avenue NW (examples at 5th and 6th streets and 20th Avenues) significantly overshadow neighbouring homes.
- Uncertainty surrounding future developments in the interior of the Mount Pleasant Neighbourhood because of proposed amendments to the existing Area Redevelopment Plan (ARP) to allow for rezoning to R-CG, row housing, and greater density.
- Increased numbers of garbage/compost/recycling bins (12), and their impact on traffic/lane/garage access.
- Other related issues, including increased demand on water and sewage mains, loss of light to neighbouring homes, privacy issues, and so forth.
- Potential demographic shift away from a multi-generational, multicultural friendly neighbourhood, which supports local schools, soccer programs, seniors' programs, and the like, to high-density housing which doesn't include homes with outdoor areas for families and friends to gather, or kids to play.





Photo 1a: LOC2019-0029 Property (street address withheld for privacy)



Photo 1b. LOC2019-0029 Property. Side view, showing neighbouring homes and back gardens.



Photo 2: Row housing @ corner of 5th Street and 20th Avenue, NW. Note 1. Garages are yet to be built on this property. Note 2: The significant structure to land ratio. Note 3. The structure dwarfs the neighbouring home and overwhelms the neighbour's garden (even without the garages).



Picture 3. Corner of 6th Street and 20th Avenue, NW (rear view) Garages not yet built. Row Housing by same design company as the LOC2019-0029 application. Note 1: the proximity to the neighbouring infill (a newer 2 story attached home.) Note 2: There is barely enough room for a communal walkway to the back doors of the row houses. There is NO room for a fenced yard for owners to spend time outside, or kids to play. Note 3: The row houses extend almost the full extent of the lot, with the addition of garages, these row houses completely overshadow the neighbouring home and its back garden.