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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name David

* Last name Mulligan

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* Subject Mt Pleasant ByLaw 96D2020: 601-20 AveNW

* Comments - please refrain from providing personal information in this field (maximum 2500 characters) Document and photo attached.

Reference proposed Land Use Amendment for LOC2020-0029 (601 20 Ave NW) from R-C2 to R-CG
by David Mulligan on 2020-07-16

I am a neighbour to the above land parcel. For various reasons, I am against the rezoning proposal.

This is the 3rd corner of the intersection of 5th Street and 20th Avenue to be considered for a zoning change. The NW and SE corners have already been approved and new structures built. I would expect a similar application for the NE corner soon. Individually each of the new buildings are fine but collectively they change the character of Mount Pleasant considerably. If similar rezoning requests for each corner lot on 20th Ave NW are approved, Mt Pleasant will look very different and for the worse in my opinion.

At the 5th Street and 20th Avenue intersection there used to be 5 single family homes. If R-C2 zoning had remained, it would have permitted 10 duplex units. Assuming similar rezoning for the NE corner, under R-CG and including secondary suites, I count 32 housing units. Assuming an average occupancy of 2 people per unit and 1 car per unit, this is an increase from 10 original people to 64 people and 5 to 32 cars. Even from R-C2 zoning it is a 3 fold increase. It is certainly an "intensification" of the inner city housing, but at what cost?

There are several contentious issues here. IMO, secondary suites should not be permitted here on these and similar locations without private parking. Although there is easy access to transit most owners have at least one car and park it on the street (partly because its difficult to get the vehicle in and out of a single garage from the alley way). If you don't believe me, look at all the cars parked on 5th Street that belong to the 8-plex in the SE corner. Traffic and street parking for the new nearby dog-park has also increased considerably adding to the general noise and congestion of the alleyway and adjacent streets.

Are you considering traffic lights at the 5th Street and 20th Ave intersection? Traffic lights at 6th Street and 20th Ave NW? Currently, if a big vehicle is parked on 20th Ave near an intersection, its virtually impossible to see along 20th Ave when trying to turn from any north-south street. With row housing on every corner, 20th Ave will quickly become dangerous.

In summary, I ask that you retain R-C2 zoning for Loc2020-0029 and for traffic safety considerations only permit secondary suites on 20th Avenue NW with private parking.

Regards

David Mulligan

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July 16, 2020

