

Community Association Letter

August 20, 2020

Re: Application Notice LOC2020-0102, 1004 17 Avenue NW

Priority Level 3 – Neighbourhood

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Amendment application. We would like to indicate that we **do not** support this application.

Mount Pleasant is a neighborhood in the midst of transition. A significant number of older, original homes have been demolished and replaced with single family or semi-detached infills. This has served to revitalize our neighborhood as the population has risen and we see many young families moving in.

We understand we need higher density development to bring the types of amenities, services, and retail establishments we desire in our neighborhood. We are already seeing a density increase from the turnover of older bungalows on 50 foot wide lots to infill homes on 25 foot wide lots.

In 2016, our Planning and Development Committee reached out to the community and hosted an all-day, open house visioning exercise to gather feedback on the development of our neighborhood. At that event it was expressed that our residents support higher density on the busier roads in our community (4th Street, 10th Street, and 20th Avenue) but not throughout the rest of the community. The Committee supports this planning rationale as it will encourage redevelopment of these less desirable properties and the higher density redevelopment will have less impact on adjacent properties.

This position was approved by our Board of Directors and ratified at our Annual General Meeting by our membership as our official position. We have held to that position over the recent years and been supportive of a number of R-CG projects along those three busier roads. Some of these are completed and occupied and some are still in development. We have also been involved in, and generally supportive of, a number of secondary suites and laneway suites in our community.

We are opposed to the requested re-zoning of 1004 17 Avenue NW from an R-C2 to an R-CG designation in principle because of our resident supported policy, because it does not align with our current Area Redevelopment Plan (ARP), and the new North Hill Local Area Plan has not been finalized or adopted.

1. Policy

Our policy is based on a planning rationale and supporting community desires.. This application is in contradiction to this policy as it will lead to greater density not on a main road. In the Municipal Development Plan (MDP), Mount Pleasant is defined as a Developed Residential Area., which recognizes the predominantly low density nature of and supports the retention of housing stock or moderate intensification in form and nature that respects the scale and character of the neighborhood. It also states that multi-family redevelopment should be compatible with the established pattern of development. This application is not consistent with

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the established pattern of development in the immediate and surrounding residential areas of our community, which are predominantly single detached or semi-detached homes.

2. ARP

Our current ARP was put in place after comprehensive consultation between the community and the City. It was drafted with the desire to plan and accommodate for growth while preserving the unique community character of our neighbourhood. It is very outdated and the proposed R-CG land use did not exist when the ARP was enacted.

At this time, this type of land use amendment is premature, given that the City is continuing to refine the Local Area Plan itself. We have been actively participating in this and look forward to a broad, comprehensive plan leading to a revised plan for Mount Pleasant.

We look forward to working with the developer to further engage the community to arrive at an appropriate form of development for this property.

We would also like to inform the City of Calgary that our Planning & Development Committee has adopted a new method of prioritizing our response to applications circulated for comment. As per this process, this application would count as Priority Level 3 – Neighbourhood, which necessitates that our committee provide comments to the City. Please continue to copy us on any updates for this application.

Thank you for your time and consideration.

Sincerely,
Alison Timmins
Mount Pleasant Community Association Board Director
Planning & Development Committee Chair