

Community Association Response

November 23, 2020

Re: Application Notice LOC2020-0150

469 21 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 **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 semidetached 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 look forward to engaging with the developer during the development permit phase. 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