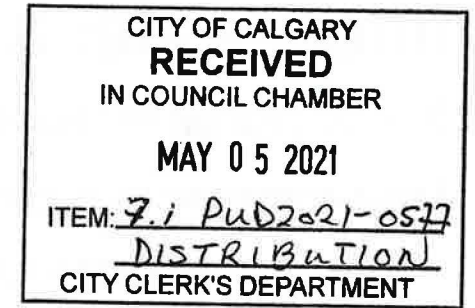


Submission for PUD Meeting May 5, 2021: Guidebook

Estelle Ducatel, Mount Pleasant resident



I request that council not approve the Guidebook today based on the following:

1. Submissions for this meeting were due before the “Guidebook Report Back Presentation” was made on April 29, 2021 to concerned residents; and
2. The Guidebook fails to:
 - a. Provide sufficient residential forms and scales (a broader menu is required, with option for lower density);
 - b. Incorporate requirements that will protect the character of existing neighbourhoods, while phasing in the drastic densification it proposes; and
 - c. Incorporate more infrastructure improvements that will be required to support the proposed densification (improved roads and amenities such as sports facilities)

As a concerned resident located in the pilot North Hill Local Area Plan, I request that:

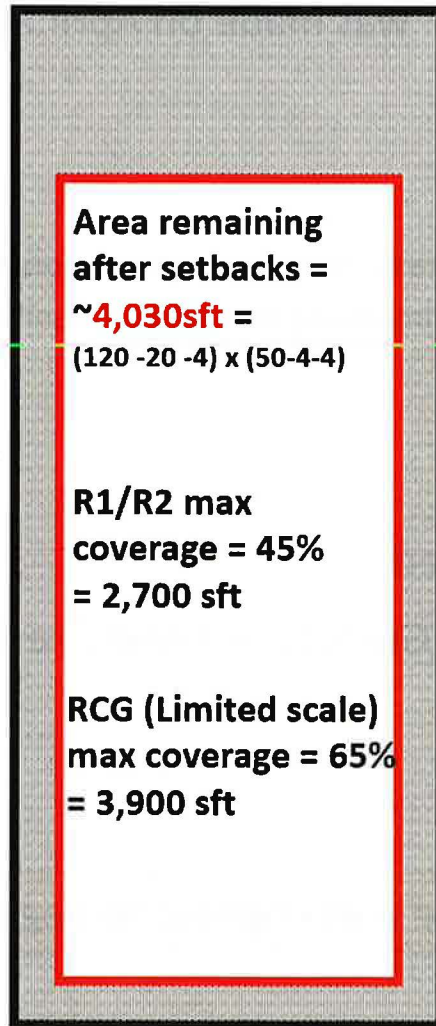
1. Progress on the North Hill LAP is halted until if / when an amended Guidebook is approved;
2. North Hill communities have the opportunity to integrate any amendments made to the Guidebook (new / revised residential forms) into their LAP before it is presented to Council for approval
3. The North Hill LAP effective date be later than that of the Guidebook

If we hope to achieve a win-win negotiation, City Council and Planning must demonstrate a willingness to negotiate

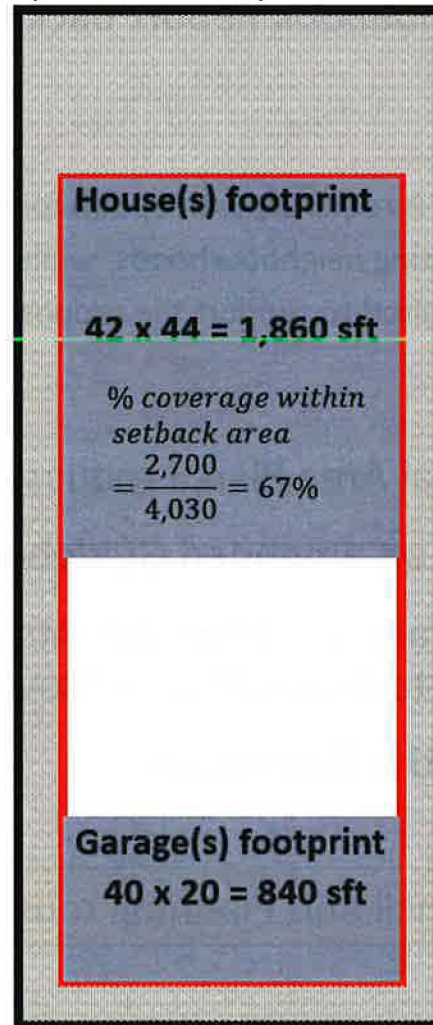
Limited Scale: a significant departure from R1 and R2 development

- Drastic change in residential area character
- Most contentious proposal in Guidebook – let's review why

50 x 120 = 6,000 sft

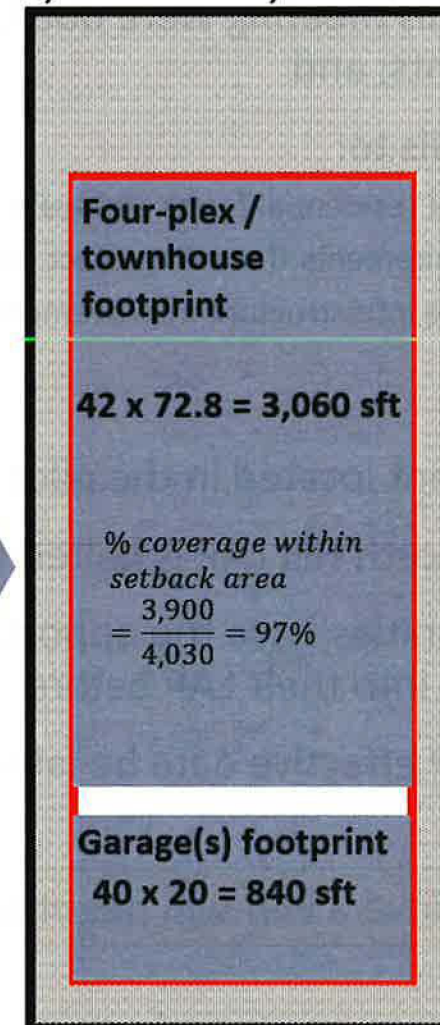


R1/R2 with 45% coverage
1,860 + 840 = 2,700 sft



45% to 65% is
44%
Increase in coverage

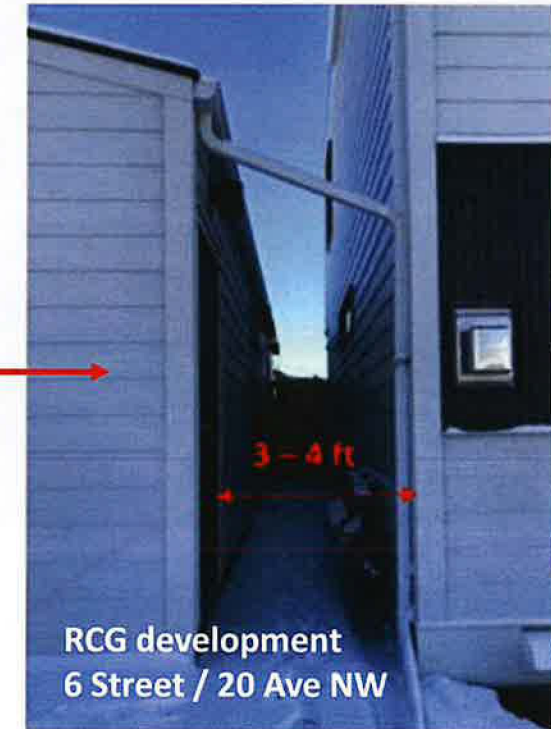
RCG* with 65% coverage
3,060 + 840 = 3,900 sft



*Guidebook lowest density form is Limited Scale which allows same structure type as RCG

Examples of Limited Scale (RCG) offsetting R1/R2 development

- No backyard: ~100% coverage of area within setbacks
- Shading and privacy impact to neighbours
- Significant loss of canopy to neighborhood
- Increased flood risk: rely on water runoff vs. absorption into the ground



Limited Scale (RCG) Development and Green Space

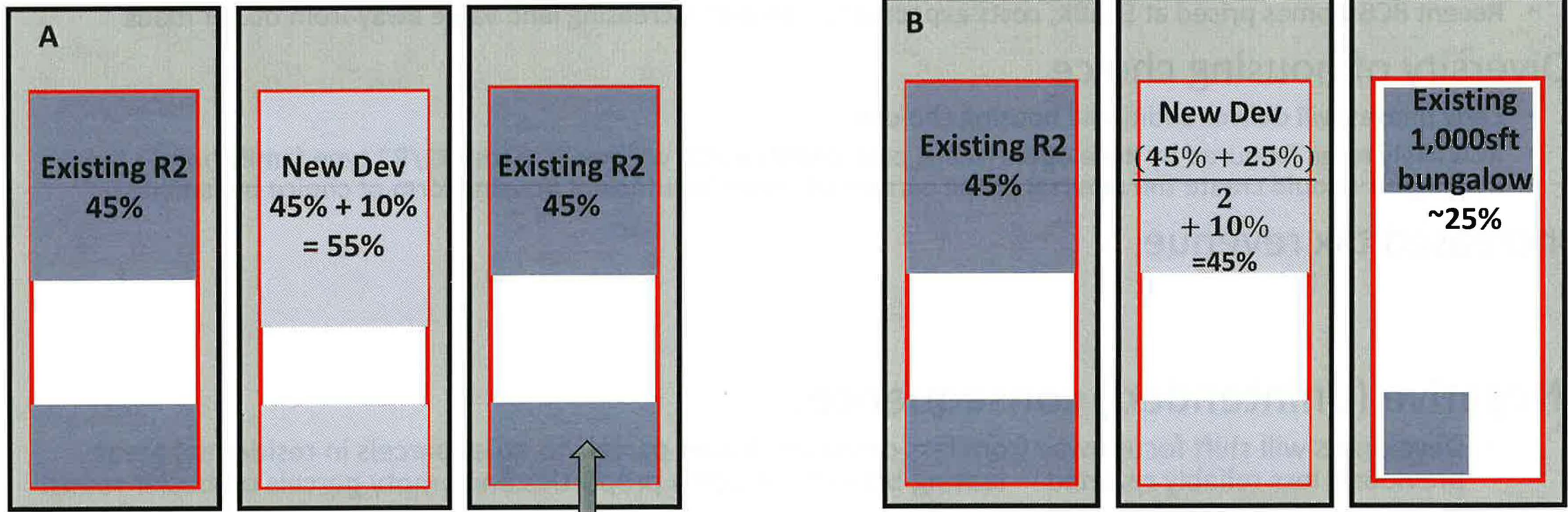
- Loss of greenspace on private property
- Loss of canopy



Limited Scale: Proposal

The Guidebook must protect the character of the communities in which residents have invested and remove the uncertainty associated with future offsetting redevelopment. This could be achieved with one or both of the following:

1. Add a **new residential form with lower density** than Limited Scale: this form must be available to all R1 and R2 communities;
2. **Phase in the intensity of the Limited scale**, by including the following **restrictions** within the Guidebook:
 1. **Maximum lot coverage** which **will increase** as more and more redevelopment takes place. The maximum coverage should be the maximum of (but never exceed 65%):
 - a. 45%; or
 - b. The average of the coverage of the two nearest parcels + 10%
 2. Limit maximum height to current 10m.



When redeveloped in ~30 years, assuming it has 45% on other side, it would now allow for 60% coverage

Limited Scale: Will it deliver on its objectives?

X **Densification**

- 2 x R2 family homes each occupied by family of 4 = 8
- 4 x RCG homes each occupied by 1 to 2 = 4 to 8

- **Affordability**

- Inner city redevelopment is costly (inefficient redevelopment)
- Recent RCG homes priced at \$550K; costs expected to rise with increasing land value away from busier roads

- **Diversity of housing choice**

- Early phases will deliver additional housing choices
- RCG likely to be favoured by developers (scale, cost, profit) which will result in less R1/R2 type family homes being developed – could create the reversal of the current situation (insufficient housing form of choice by families)

✓ **Increased tax revenue**

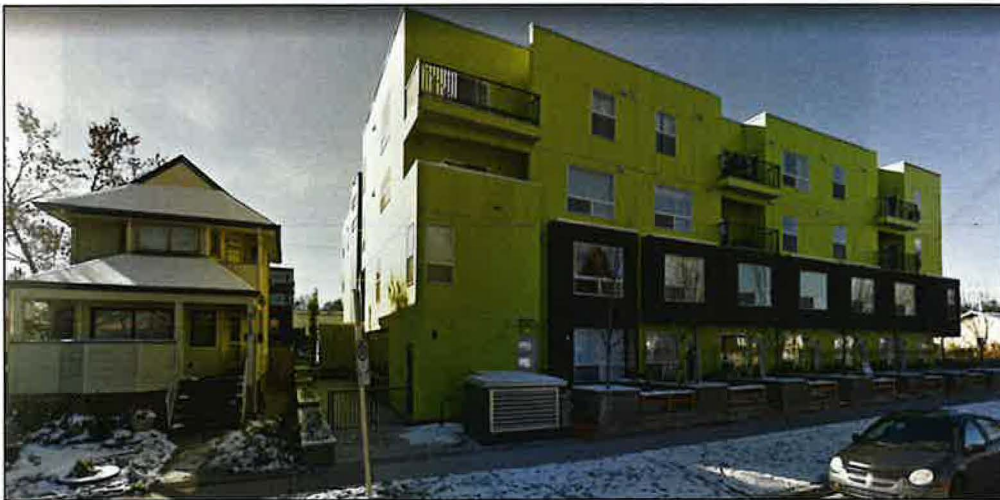
Negative (unintended) consequence:

- Developers will shift focus away from less desirable, busier parcels to quiet parcels in residential areas previously less reliably rezoned – leaving behind run-down properties and empty parcels on busier roads.

Low Scale: Proposal

The 6 Storeys Low Scale is an extreme departure from R1/R2 scale and character, even for “slightly” busier road. The Guidebook needs to take this concern into consideration, and specifically:

1. Specify that Low Scale (6 storeys) must never be applied to:
 1. Land designated “Neighbourhood Local”; or
 2. Land not directly facing onto a busier / main road (ie. not Neighbourhood Connector”)
2. Create a new form that would limit the scale to 4 storeys for roads that are busier but not main arteries (ie. while busier than other residential streets, 20th Avenue NW is not a main artery)



4 Storeys offsetting 2 Storeys



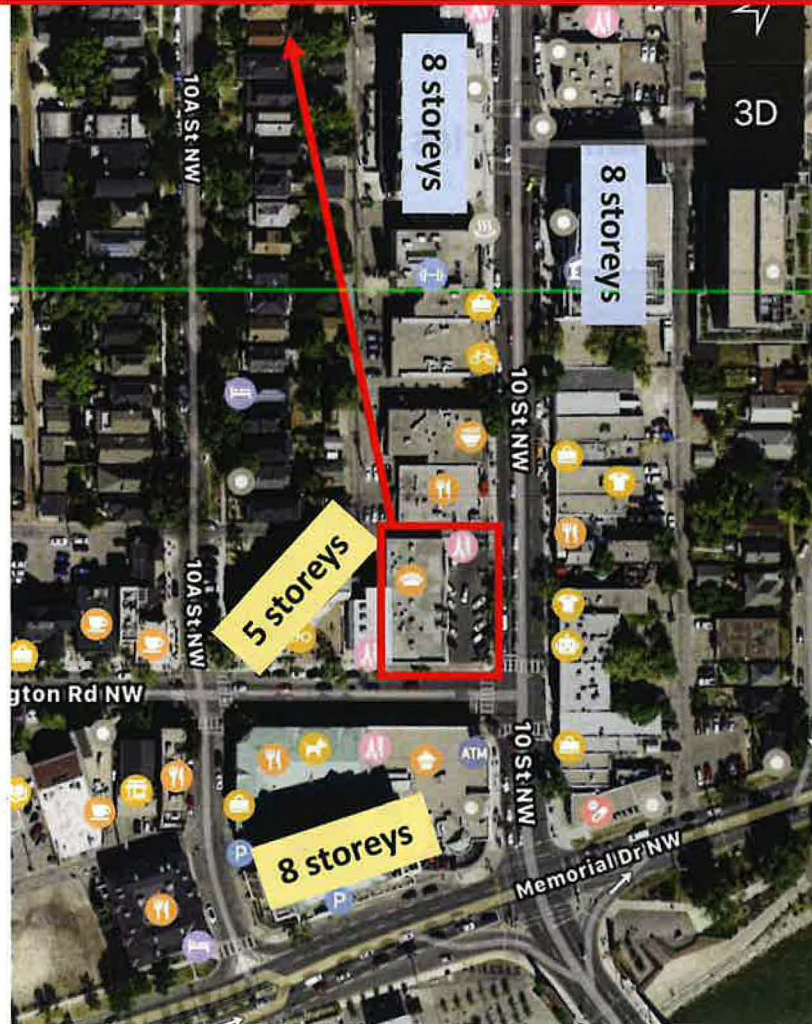
6 Storeys offsetting 2 Storeys

Inconsistent push for densification

Kensington Area

In 2015, an application for 10 storeys building was denied despite:

- Commercial area
- Existing offsetting high scale development (yellow)



Mount Pleasant Area

Proposed North Hill LAP (and Guidebook) would allow

- 6 and 12 storeys buildings along 4th Street even though nothing currently exceeds 3 storey townhouses
- 6 storeys away from main streets (ie. 5th Street)



10 storeys was too high in commercial area of Kensington but 12 storeys are suitable for primarily residential Mount Pleasant?