

# Community Association Response



May 20, 2021

RE: Application LOC2021-0057, 1030 19 Ave NW

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Redesignation application. We would like to pass on the following comments.

- The applicant approached the MPCA in advance of submitting a formal application which is very much appreciated.
- This application aligns with our 2016 community visioning sessions where it was concluded at the time that the community would only like to see this type of density on the main streets of 10th Street, 20th Avenue, and 4th Street.
- With no parking availability on the 10th Street cycling corridor, we have some concerns about parking availability for a development with R-CG zoning.
- The existing single family home on this property looks quite derelict in its current state so this would freshen up the area nicely.
- While we are generally in support of this application, we **wish to see a concurrent Development Permit application** in order to better understand the vision for this redesignation and avoid any surprises, and to ensure an appropriate development timeline.

Our Planning & Development Committee has a 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