

# Community Association Response



July 29, 2021

**RE: Application LOC2021-0097, 402 26 AV NW**

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments and would like to note that we **do not support** this Land Use Redesignation application. We would like to pass on the following comments:

- Currently, the Mount Pleasant Planning & Development Committee does not support row house development within the community, outside the major corridors of 4 ST, 20 AV, and 10 AV NW. While we recognize the site assets the developer has outlined in the LOC – proximity to transit, located on a highly active intersection, etc. – row house development in this location does not align with our community's vision for density. The Committee, as well as (broadly) members of the Mount Pleasant community, is in favour of increased density along the aforementioned key transportation corridors within the community. We have discussed the community's current position with the applicant in previous application processes, and would welcome the opportunity to again meet with the applicant to discuss how to best proceed.
- As noted in this application, the Mount Pleasant Planning & Development Committee looks forward to speaking with this applicant in the near future.

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,

Asia Walker  
Mount Pleasant Community Association Board Director  
Planning & Development Committee Co-Chair