

Community Association Response

September 21, 2021

RE: Application LOC2021-0107, 1030 17 AV NW

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments and would like to note that we **support** this Land Use Redesignation application. We would like to pass on the following comments:

- The MPCA Planning and Development Committee wondered about the need for a density modifier on this site when the R-CG site located directly to the north did not appear to require a density modifier. The Committee supports this application assuming the density modifier is due to restrictions placed on the anticipated development site (either setback requirements or easements due to its location adjacent to 10 ST NW, the loss of a small amount of land due to arc or chamfered SW corner of the parcel, etc.) and for no other reason.
- This land use redesignation application notes that “the future development intention of the applicant at this time is for a 6-unit Rowhouse Building that could contain 3 rowhouse units with 3 basement suites”. Would the applicant consider submitting a concurrent DP application so the MPCA is better able to visualize what the future development might look like?
- Due to the bus route and bike lane on 10 ST NW, parking will not be allowed on this street, which limits the amount of street parking available to the development. The MPCA would prefer to see as much required parking made available on site as possible to ensure the future development does not overcrowd street parking on 17 AV NW.

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

Planning & Development Committee Co-Chair