

Community Association Response



November 11, 2021

RE: Application **LOC2021-0138 - 739 23 AV NW**

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Amendment application. At this time the Planning & Development Committee would like to note that we **oppose** this Land Use Amendment application.

We provide the following comments:

- The Committee supports rowhouse development on 20 AV, 4 ST, and 10 AV in Mount Pleasant, and generally opposes rowhouse development that is located within the interior of the community unless the application is exceptionally and thoughtfully created and the Committee and broader community is engaged before it is submitted.
- This application states that similar corner lots have been rezoned “with great success”; however, recent rowhouse examples located off the main streets of Mount Pleasant are unfortunately poorly designed, with garage access across sidewalks rather than from the lane, and with setbacks that limit intersection visibility (i.e. 2302 5 ST NW).
- The applicant indicates that proximity to amenities makes this an ideal location for this kind of application (i.e. route 404 bus stop, close to both St. Joseph and King George schools); however, many locations within the core of our neighbourhood will meet these proximity criteria. Proximity to amenities is not enough to permit this application to proceed - this application does not consider broader community concerns about rowhouse development within the community, such as on-street parking availability, waste/recycling collection and bin organization, neighbourhood aesthetics, and adverse impact on surrounding residences (noise, privacy, shadowing, etc.).
- This application is across the street from a rowhouse application that the community opposed for similar reasons in 2019. The community submitted over 350 letters and over 40 people showed up to speak at the public hearing. The Committee would strongly encourage the applicant engage with the residents and the community to understand their specific concerns about this kind of development in a location such as this, and the file manager review
- The quality of this application leaves much to be desired - the Committee has many questions that go unanswered by a 4-page application. Should the applicant wish to engage with the Committee, like many other developers have done prior to submitting their applications, we would be happy to meet with them.

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 Chair