

Community Association Response

November 02, 2021

RE: Application LOC2021-0137 T

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 in its current form, but will support the application should the applicant consider addressing the comments below.

Firstly, we would like to thank the applicant for attending our Planning & Development meeting on October 12, 2021. We appreciated the open and frank conversation the applicant engaged in and the opportunity to ask and get answers to our outstanding questions. We provide the following comments:

- **Selected Land Use**

The Committee asked the applicant for more information about why they have proposed a DC (Direct Control) land use rather than an M-CG land use. The applicant explained to the Committee that they could achieve 4 units and 4 additional microunits on the MP424 site with M-CG land use; they are, however, aiming to get 5 units and 5 additional microunits on the MP424 site utilizing the DC land use.

 - The Committee would prefer to see this property rezoned as an M-CG. M-CG is intended to facilitate contextually sensitive grade-oriented development and is appropriate for this site, given its unique lot characteristics, surrounding area context, and location. M-CG would be consistent with other developments on 4 ST and aligns with community expectations and desires to increase density on main roads. M-CG will support the continued vibrancy and growth of the Main Street, with housing opportunities nearby so residents can support businesses and use amenities along this corridor. M-CG was created for projects/properties like this and is appropriate and reasonable.
 - The Committee is concerned that rezoning this site to a Direct Control (DC) District will lead to an excessive increase in density and impact the lot characteristics, surrounding area context, or location. There is no need for it when the underlying M-CG zoning is appropriate, reasonable and profitable.
 - The Committee is further concerned that the DC District setback rule will reduce the 4 ST NW setback, crowding the pedestrian environment on 4 ST and making the sidewalk less pedestrian friendly - this is an issue, given the current volume and speed of traffic on 4 ST.
 - If the applicant considers revising and applying for M-CG land use, the Committee would support the application.
- Additionally, the Committee continues to be broadly concerned with standard intensification issues of proposed parking spaces as well as provision of space for garbage, recycling, and compost bins. We would like to see a creative and functional solution to these issues that the Committee can endorse.
- It should be noted that the Committee has also received concerns from members of the public, and would encourage the applicant to respond to concerns raised by the public about this application and consider hosting a public engagement event to address those concerns in an inclusive manner.

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