

Community Association Response

November 11, 2021
RE: Application LOC2021-0154

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 While 20 AV is one of the major roadways on which intensification such as this is supported, the Committee is concerned about the level of density proposed by a Direct Control (DC) District application. The Committee believes redesignating this site to M-CG will allow for development consistent with the newly approved North Hill Plan without the need for a DC modification.
 - ○ The Committee would prefer to see this property rezoned as an M-CG. The M-CG District 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 20th Avenue and aligns with community expectations and desires to increase density on main roads. M-CG will support the continued vibrancy and growth of 20th Avenue, with housing opportunities nearby so residents can support businesses and use amenities in the neighborhood. 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.
 - ○ If the applicant considers revising and applying for M-CG land use, the Committee would support the application.
- The Committee is further concerned about the limitations of parking on this site as proposed, and feels 11 parking stalls for 22 units located in a garage structure is too few, particularly in consideration of the parking limitations on 20 AV.
- Additionally, the Committee continues to be broadly concerned with 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