

Community Association Response

March 20, 2022

RE: Application LOC2021-0190

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this LOC application. At this time the Committee would like to note its **OPPOSITION** to this application.

MPCA endorses the construction of rowhouse-style development on key corridors in the community (10 ST, 4 ST, 20 AV). Rowhouse development within the community has to date led to issues primarily pertaining to parking waste management. There is additionally the perception that rowhouses do not “fit in” to the interior of the community - they cover too much of a lot, impose on neighbouring homes, reduce the number of mature trees, and provide minimal greenspace in stark contrast to the single-family and duplex nature of the established community. The Committee is willing to consider supporting sensitive, adaptable rowhouse development within the community on a case by case basis, provided the applicant undertakes the LOC and DP process simultaneously so the Committee can be certain of what is being built.

The proposed redesignation of this lot at 901 22 AV NW has garnered the attention of neighbouring homeowners who have voiced their concerns about future rowhouse development in this location. The Committee would like to encourage the applicant to continue engaging with MPCA, as well as directly with the neighbours, to ensure the best possible outcome for the community.

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