

Community Association Response

July 29, 2021

RE: Application LOC2021-0113, 504 20 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:

- No concerns with the location - this aligns with our community's vision for density. We recognize the site assets the developer has outlined in the LOC – proximity to transit and major roadways, close to schools and greenspaces, etc. As with all applications of this nature, our Committee would like to see DP-level plans along with LOC applications, even if they're not yet finalized, so we can better understand the projected outcome of the development and provide community-level support to the applicant.
- Committee has noted that, given the intensity of traffic at the 20 AV / 4 ST intersection, accommodating parking effectively on site might be a concern, and we would recommend the applicant consider this closely when drafting their detailed site plans for DP submission.
- As noted in this application, the Mount Pleasant Planning & Development Committee looks forward to speaking with this applicant in the near future.

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 Co-Chair