

Community Association Response

Mount Pleasant Community Association, Planning Committee

Aug. 19/22

City of Calgary Planning & Development

C/O Mr. Chad Peters, File Manager IMC#

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Re Land Use Amendment LOC2022-0113

501& 507 – 22 Ave. NW

From RC-2 to DC /M-CG

Overall the Committee and Community are in opposition to this application.

Interested Concerns: DC application for both lots, we can see where they may want DC on the 501 lot because of its location on 4th St., however without knocking down both buildings they can not attach the titles and there is no unique application that would warrant allowing a DC designation to the 507 parcel.

The on-grade parking is going to be a challenge as there is a significant grade drop to 4th St.

There is no Shadowing Study Report attached to the proposal, but with 39' elevations we have concerns for the neighbour to the west have sun light blocked.

There is a limited area proposed for garbage; recycling; and compost. There will be 20 units with less than 200 sq. ft. of garbage enclosure.

They have applied for a PB for the site with no attached drawings.

There is no parking pads on site for guest parking, or the secondary suites, this is going to have a major impact on the already tight street parking, as there is no parking allowed on 4th St.

Strengths and Challenge of Proposal. There is nothing about this proposal that will enhance the Mount Pleasant Community the design does not fit in with the surroundings. It is a money grab by the developer.

Affects On My Property: There will be major dust from the increased traffic from our graveled ally. With an increase of 17 units, there is bound to be an increase in noise in the area. I am sure the proposal will have an inverse effect on our property values The property to the west will have 10 Row Houses looking into their back yard.

The Developer would be wise to develop a single 4 unit row house on the 501 parcel and two infills or a semi- detached on the 507 parcel, which would still give him a handsome profit while not trashing the Mount Pleasant Community. We do not need the extra cars that ,if approved this development would bring to an already over crowded street.

On behalf of the Mount Pleasant Community Planning Committee,
Murray C. Anderson, Member