

Community Association Response

27 June 2023

RE: Application LOC 2023-0419 (902 21 Avenue NW)

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

The MPCA endorses the construction of rowhouse or townhouse style development on key corridors in the community (10 ST, 4 ST, 20 AV). However, within the community, this type of development has to date led to issues primarily pertaining to massing, shadow and privacy impacts to neighbouring homes, parking, loss of mature trees, and waste management. The Committee is willing to consider supporting sensitive, adaptable townhouse 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 applicant has not engaged the MPCA nor provided an accompanying DP with this Land Use Amendment application.

A recent survey was conducted in Mount Pleasant regarding redevelopment supported by the community. 322 households participated in the survey, which revealed that **83% of respondents support RC2 redevelopment only away from main streets**, while only supporting higher density on main streets. The very high rate of car ownership in the community (98.4% own at least one vehicle) suggests that the development should ensure appropriately sized off-street parking to align with the number of units.

ADDITIONAL CONSIDERATIONS:

While detailed plans were not provided, the massing of RCG development conflicts with requirements of the North Hill Local Area Plan (NHLAP) as follows:

- The policies under section 2.2.1.4 state that built form should consider shadowing impacts on neighbouring properties: a 3 Storey structure will have considerable impact on the adjacent property to the West as it will directly offset the adjacent backyard. The application states that “being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced” but offers no method to address this negative impact.
- The Limited Scale policies listed in section 2.2.1.6.d also require that building forms should “consider the impacts of massing, lot coverage and setbacks on access to sunlight and shade on adjacent parcels and the protection of existing healthy trees”. The proposed development will not be able to meet these requirements as all mature trees will be removed, setbacks will be drastically different from adjacent properties, and adjacent green spaces will be negatively impacted by shadowing.

In addition, RCG redevelopments often fail to adequately address concerns regarding the waste bins, which are typically left in a disorganized fashion in the back alley. This is a concern that has been raised for all RCG redevelopment projects yet is still not being adequately addressed.

The **NHLAP stipulates clear policies which were intended to address concerns that were raised during the Plan's engagement process.** Failure to enforce these policies could undermine the merit of this Plan, while negatively impacting ongoing LAP developments in other parts of the City.

Please continue to copy us on any updates for this application. Thank you for your time and consideration.

Sincerely,

Estelle Ducatel

Mount Pleasant Community Association Board Director

Planning & Development Committee Chair