

Community Association Response

1. UPDATED COMMENTS – SECOND CIRCULATION



21 July 2023

RE: Revised Application LOC 2023-0049 (438 30 Avenue NW)

The Mount Pleasant Community Association Planning Committee appreciates the revisions made by the applicant to address the most significant concerns regarding shadowing impacts and loss of privacy to adjacent properties with the original dual row designs. As the applicant is not undertaking the LOC and DP process simultaneously, the Committee remains concerned that what will be built could deviate from what is being proposed with this LOC application. At this time, the MPCA would like to remain **NEUTRAL** on this application.

The Planning Committee is also remaining neutral on this application due to the results from a recent survey that was conducted in Mount Pleasant, which revealed the following:

- 83% of respondents support RC2 redevelopment only away from main streets, while only supporting higher density on main streets.
- 98.4% own at least one vehicle and 69% use their personal vehicle to get to and from work or school - only 6% rely on transit. This location lacks amenities and there is no timeline as to when the Green Line will be extended North of 16th Avenue, so it will not help support a car-free lifestyle for years to come in Mount Pleasant.
- 81% do not support reducing off-street parking requirements with new development (not meeting 1 off street parking per unit).
- Parking was the top concern associated with redevelopment; mentioned by 91 or the 383 respondents.
- 19% support the addition of basement suites in all new developments; 39% support them depending on location and if adjacent to high-frequency transit.

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

2. INITIAL COMMENTS – FIRST CIRCULATION



24 May 2023

RE: Application LOC 2023-0049 (438 30 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 appropriate off-street parking to align with the number of units.

ADDITIONAL CONSIDERATIONS:

While detailed plans were not provided, a draft survey shows the placement of future buildings (dual row townhomes). The plan shown in the survey 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
 - Local built form context: the front setback is significantly reduced compared to the newer infills on either side of this location representing a departure from current context.
 - Be orientated towards the street: the units in the rear building will not be oriented to the street but instead to another building.
 - Consider shadowing impacts on neighbouring properties: the rear building will be directly offsetting the adjacent backyards creating a significant shadow, especially if built to 3 Storeys.



- 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. They are shown in the survey to be stored within the garage structure, but the 18 bins are most likely to be stored outside due to the small garages. No outdoor space has been allocated for this storage and the bins will most likely be placed 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.

Adjacent residents on either side of this property have expressed great concern with this application as it will have serious negative impacts on their property due to shadowing, both from reduced front setback and from the addition of a building directly offsetting the backyards. 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