

Community Association Response



14 June 2023

RE: Application LOC 2023-01114 (1009 24 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 remain **NEUTRAL** on 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, RCG 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. 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.

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. While this LOC application is not accompanied by a DP application, the applicant (a Mount Pleasant resident), has engaged with the MPCA to share the vision for the redevelopment. With the understanding that the existing duplex at the front of the lot will remain and that redevelopment will only involve a new garage structure with laneway homes, the primary concern regarding massing and reduced front setbacks are alleviated. While the new garage structure is expected to bring one designated off-street parking per unit, on street parking is a concern for nearby residents as this location is on a cul-de-sac with driveways which limits available street parking space.

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



02 August 2023

RE: Applications LOC 2023-01114 and DP2023-04954 (1009 24 Avenue NW)

Further to the Mount Pleasant Community Association (MPCA)'s original submission dated 14 June 2023 on the LOC 2023-01114 application, the MPCA would like to note its **OPPOSITION** on these applications. The applicant has drastically changed the plans that were presented to the MPCA during their engagement process in 2022, which became disappointingly apparent with the DP2023-04954 application.

As noted in the original submission, 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**. While the DP had not been received with the LOC, the original submission made by the MPCA was based on what had been presented by the applicant.

The draft plans presented to the committee showed the addition of a new garage structure with two living units above it. The committee discussed the need to ensure that enough off-street parking was assigned to each unit and to plan for space for all the waste / recycle bins. It was acknowledged that the proposed development would have minimal shadowing impact on adjacent properties as the garage would offset existing structures and that each unit would have dedicated off-street parking.

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, RCG 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. 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. Increased on-street parking was the most referenced disadvantage associated with redevelopment in the community. This location is in a cul-de-sac, with a number of properties having front driveways. The lack of dedicated off-street parking will have a negative impact on adjacent residents. The plan also fails to provide bicycle or active transportation storage. While this location is close to Confederation Park, it lacks nearby amenities, has limited transit access and is unlikely to support a car-free lifestyle. The units are all sized to have at least two bedrooms, increasing the likelihood of car ownership (the third floor plans were missing so the bedroom count for the upper units could not be determined).



ADDITIONAL CONSIDERATIONS:

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:
 - 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 an adjacent backyard creating a significant shadow.
- 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 in the backyard will be removed, and adjacent green spaces will be negatively impacted by shadowing.

In addition, RCG redevelopments often fail to adequately address concerns regarding the waste bins. The plans do not make any consideration for the bins despite this concern being specifically raised with the applicant.

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