

Community Association Response

17 May, 2023



RE: Application LOC2023-0099 (836 16 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 **SUPPORTS** this application, but would like to ensure that the following considerations are made in the Development Permit application:

- The NHLAP section 2.3.5 (Scale Transition) requires that “when adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context”. Due to concerns raised from nearby residents regarding shadowing impact onto their properties, scaling the maximum height down from the South to the North side of the towers would help achieve the required scaled transition and reduce negative impacts on adjacent properties from shadowing.
- The development should be designed to prioritize the accommodation of commercial retail space at grade level over office space to better align with the vision of the NHLAP to provide more neighbourhood shops and amenities within the community.
- The developer is encouraged to engage with affected neighbouring residents and businesses. The MPCA Planning and Development committee would welcome the opportunity to review this project with the proponent.

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,

Estelle Ducatel

Mount Pleasant Community Association Board Director

Planning & Development Committee Chair