

Mount Pleasant Community Association Letter

December 13, 2017

The Mount Pleasant Community Association (MPCA) does not have any concerns with this property (469 28th Avenue NW) be rezoned from RC-2 to RC-G. This is the type of higher density zoning we would like to see along 4th Street.

The proposed development permit (DP2017-5281) is for a 6 unit stacked townhome development with three parking spaces provided on the parcel. As the plans the MPCA Planning received are incomplete, we respectfully request that we are re-circulated a full set of plans when they are revised and the City receives them. We will be able to provide a more complete commentary at that time. Colour renderings also would be helpful.

The MPCA provides the following initial comments for the applicants and The City's consideration. Generally, the MPCA is supportive of townhomes along major thoroughfares, including 4th Street NW. However, the design of this project is bland and looks quite un-inspired. The building is flat roofed and intending to be modern in its design, without having any elements that make the building special or distinctive. While the MPCA appreciates the articulation of the units and the orientation of the roof-top balcony (protecting the privacy of adjacent neighbours) these are just elements, and doesn't necessarily produce good design outcomes that are street oriented and pedestrian friendly.

While parking reductions is something the MPCA may consider supporting, at this time, the design of the application doesn't merit this approach. If the design were improved significantly to incorporate the elements suggested below and alternative transportation storage provided (i.e. indoor bike storage) to support the parking relaxation rationale, the MPCA may consider providing their support. At this time, it seems the applicant is over-building the lot.

Further to echoing the comments shared with us by the Councillor, we would like to provide the following additional comments to help guide the applicant in creating a successful development in our community:

- Both the 28 Avenue and 4th Street elevations must address the public street(s).
- Entrances should be designed in such a manner so that they are clearly recognisable to the pedestrian. MPCA encourages each entrance (included the sunken dwelling units) be connected to the public sidewalk with their own walkway/entrance.
- Attached are examples of townhome projects that incorporate elements the MPCA is looking for. One of the examples incorporates sunken dwelling units and is an example of a better way to provide emphasis to an entrance to a lower level unit. Note the direct connection to the sidewalk and a gate facing the street.
- The 28 Avenue elevation should be redesigned in its entirety. Consider exploring adding an entrance to one of the lower units to the 28 Avenue elevation. Also consider patio/amenity space to make it more personable and welcoming.

East Elevation

- Consider the privacy of adjacent neighbours and insure that the windows that look directly in the adjacent home be obscured in some way or be transom windows.

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Garage/garbage/bike parking

- The garage could be moved to the west in order to create space on the east side of the garage for bike parking and garbage/recycling bins. Without this type of dedicated space the garbage bins are likely to be stored on the west end of the alley and spill out toward 4th Street.

Chris Best
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Planning, Transportation and Land Use (PTLU) Committee Chair