

**Mount Pleasant Community Planning Program (MPCCP)**  
**CLG Meeting #2**  
**Tuesday, November 27, 2007**  
**7:00 pm - 9:00 pm**  
**Native Education College**  
**285 East 5<sup>th</sup> Avenue**

**Attendees:** 39 local residents, COV Mount Pleasant Planning Team  
(Peter Burch, Dana Walker, Angela Ko)

**Guest speakers:** Liberty Walton, Heritage Planning, COV  
Rob Whitlock - Housing Centre, COV

### Meeting Notes

1. **Welcome Back** to the planning process of Mount Pleasant - Peter Burch
  - Due to civic labour strike, workshop schedule has been postponed as follows:
    - Action Plans on social issues - 2008
    - Shopping Areas Public Realm Concept Plan - Spring 2008
    - Residential Areas - Fall 2008
    - Community Wide Directions - 2009

2. **Role of CLG** - Peter Burch
  - "watch dog" of planning process; review draft plans
  - some CLG members will also participate in the yet-to-be-formed Social Coordinating Group working on action plans based on community identified social issues

3. **Updates on City Programs Affecting Mount Pleasant** - Peter Burch

#### *False Creek Flats*

- Public consultation will kick off in Spring 08; contact Karis Hiebert 604-871-6066 for details

#### *Metropolitan Core Jobs and Economy Land Use Plan*

- Focus on land use capacity for future job growth; contact Kevin McNeal at 604-871-6851 for more information

#### *Millennium Line Extension*

- Translink and COV are working on how to bring Rapid Transit to UBC; for details contact Randy Pecarski at 604-873-7810

4. **Community Action Agenda & Social Coordinating Group (SCG)** - Dana Walker

- Community Social Coordinating Group is an action-oriented group and Dana Walker is the staff working closely with this group

- 4 key social issues were identified by Mount Pleasant community from outreach meetings to community groups, feedback forms, focus groups, and fairs in the initial step of the planning program

*Summary of key issues identified by the community are:*

Homelessness

- reduce the number of people living on the streets
- reduce garbage and litter from homelessness activities
- reduce access barriers to basic health care and 'day to day' living needs
- reduce job training and employment barriers to homeless people

Drug and Sex Trade

- reduce the visual and noise impacts on local neighbourhoods
- reduce the amount of paraphernalia (litter) from drug and sex trade activities
- reduce open drug selling, use and sex trade activities on the streets
- reduce the number of problem premises

Community Safety and Security

- reduce public and private graffiti
- reduce break and enters, auto theft and property crimes
- reduce street level nuisance behaviours
- reduce crimes among vulnerable persons

Community Support Services

- reduce poverty among low income families and seniors
- reduce youth 'at risk' through engagement and socialization
- reduce service barriers to new immigrants and marginalized people
- reduce service barriers to basic community health care and living support needs

- Upon approval of City Council of Community Action Agenda Council Report (Jan/Feb 08), Social Coordinating Group will be launched to decide on the number of working groups and to identify local and doable projects

- Opportunities to build capacity and better coordination among existing community groups will be identified, new initiatives might come out of this process, and other levels of government could be engaged

- Whether there is the need to conduct workshops will be determined by the Social Coordinating group

- Late January Council Report on Community Action Agenda will be posted on Mount Pleasant website: [www.vancouver.ca/mountpleasant](http://www.vancouver.ca/mountpleasant)

- Concerns/Questions from CLG

- advise staff to continue efforts in reaching out to the Aboriginal community
- need crime and trend of crime statistics (fact sheets are forthcoming)
- what is city policy to deal with drug issues at a neighbourhood level? (future fact sheet will address)
- CLG would like to be notified on the Community Action Agenda Council Report

## 5. Heritage Planning - Mount Pleasant Historic Context Statement - Liberty Walton

- City is undertaking a project expanding the definition of 'historic places'. A 'historic place' is a structure, building, group of buildings, streetscape, district, landscape (parks, monuments, public works), archaeological site or other place that has typically been formally recognized for its heritage value by Council.

- In Mar 06, Council approved a 3 yr program to upgrade the Heritage Register. Although the Program hasn't been officially launched, this work in Mount Pleasant will be a pilot project.

- A heritage working group will be formed and consulted to draw out of the historic themes that are most important and meaningful to the community. For example, Joy Kogawa's childhood home has stronger cultural meaning than the architectural style. What would be the themes, places of value to the people in Mount Pleasant?

- A sign up sheet was passed around for interested CLG members to participate and staff will contact with more information. Three to four meetings will be scheduled and the first meeting will start in January 2008.

- Concerns/Questions from CLG

- want to ensure the historical site of the Junction Inn, a stagecoach roadhouse established in 1880s at Kingsway and Fraser, is included in the planning process
- the longer term development in the neighbourhood such as apartments should be looked at
- ways to deal with buildings of value which are not longer there should be explored

## 6. City/Provincial Social and Supportive Housing Partnership - Rob Whitlock

- Rob is a staff of Housing Centre advising Council on housing issues related to low income and the homeless; also the planner for Mount Pleasant Community Development Plan in 1987
- Oct 2007, BC premier announced a budget of 41 million provided for housing the sheltered and homeless
- 10 millions for pre-design work related to 12 sites in Vancouver
- One of the twelve city-owned sites for social housing development is 675-691 East Broadway (north west corner of Broadway and Fraser)
- The analysis of this site is described below, subject to verification and confirmation by the architectural teams working on the Project and by the City as regulator's review of the zoning for the project.

"This site has an area of 24,156 sq. ft. (200 ft. by 120 ft.) and is zoned C-2C. It has a maximum allowable 60,390 sq. ft. of floor space of which a maximum of 51,935 sq. ft. can be developed for residential. The ground floor must be developed for commercial, preferably retail or retail-like uses. The site is currently occupied with a one-storey 17,749 sq. ft. commercial building containing 6 CRUs. One CRU is vacant and the remaining 5 are leased to 4 tenants with the longest lease with Pacific Community Resource Society, which operates the Broadway Youth Services

Centre, terminating in 2014. The Broadway Youth Services Centre occupies 7,005 sq. ft. There is interest in developing a youth services hub on the ground floor of any future development on this site.

The site is large enough to accommodate a mix of market and non-market (supportive and/or social) as well as ground level retail and services. It is proposed that a design for this site at a higher density and greater height than currently permitted by the C-2C zoning be developed for review by the City as regulator, BC Housing, and the community, and recognizing that a rezoning would be required. The form may be a tower and podium that may yield a height and floor space greater than allowed under a C-3A zoning schedule. The Project would include 100+/-studio units and market housing, a potential youth services hub, and ground floor commercial and retail uses. A third to a half of the 100 units would be occupied by youth, if a youth services hub is included in the Project, by persons with mental health or addiction issues. All units will be tenanted by core-need singles with a priority for those living in the shelters and SROs in Mt. Pleasant and along the Broadway corridor."

- Facing crisis of homelessness, Province is trying to fast track, having housing built as quickly as possible.
- Broadway site is not one of the first 6 sites to be worked on. Province is calling out to non-profit groups for their interest in these project and will select in January 2008
- City purchased the Broadway site 12- 16 months ago for purpose of social housing. City would appreciate non-profit groups talking to community about operations of the housing project.
- Questions/Concerns from CLG
  - Does #1 Kingsway has social housing? No. 80 to 100 City-owned market rental housing units at this site and City will contract to a management company for administration.
  - What is the timeline of these housing projects? BC Housing is asking for non-profit sponsors for any of the 12 sites and selection will take place in January 2008; architect consultation in community might happen in Spring 2008; and operation management plan will be drafted later
  - would like to make early contact with architects to share ideas and concerns at future CLG meeting

## 7. Next Meeting

- First Tuesday in February 2008 with updates on planning program and Shopping Areas Workshop

Meeting adjourned.