



**Mount Pleasant MPIC Meeting**  
**Thursday, March 14th, 2013**  
**Mount Pleasant Neighbourhood House**  
**800 E. Broadway**  
**7:00 PM to 9:00 PM**

## MEETING NOTES

**Attendees:** Stephen Bohus, Vanessa Brown, Jocelyne Hamel, Clarence Lai, Grace Mackenzie, Kay MacIntosh, Alyssa Myshok, Danielle Peacock, Leona Rothney, Michelle Sturino, Chris Vollan, Lynn Warwick, Michael Wiebe, Joyce Uyesugi (COV), Harv Weidner (COV), Jennifer White (COV)

**Regrets:** Stuart Alcock, P. Dore, Robert Sutherland

**Participant Observers:** Lewis Villegas

**Guests:** Yan Zeng (COV- Rezoning Planner); 2290 Main St. (*Arno Matis Architecture*: Arno Matis, Stanton Hung; *Developer*: Anisha Virani; *Phillips Farevaag Smallemberg*: Marta Farevaag, George-Etienne Parent, *Brook Pooni Associates*: Julia Reimer); Main and 2nd Ave. (*Walter Francl Architecture*: Walter Francl, Alain Prince, Pablo Leppe; *Developer*: Riaan de Beer)

**Notes:** Jennifer White

### 1. Introductions

Joyce Uyesugi/ Harv Weidner

(7:05pm start)

Additional agenda items

- Dude Chilling Park
- 108 E1st Ave

### 2. Rezoning Application: 2290 Main St. (Arno Matis Architecture)

- Project Information on Mount Pleasant website:  
<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>

Presentation (Arno Matis Architecture) - <http://www.arnomatisarchitecture.com>

- Intro of Team
- Comments received from previous MPIC meeting and the 2 City of Vancouver workshops have helped define the project proposal
- Design and Construction- High level vision, key themes emerging:
  - Mix of heritage and impressionistic view of the future
  - Historical logging in the area and wood frame construction influencing project design and use of materials i.e., wide plank cedar siding
  - Condition of rezoning to build to LEED Gold- controlling sun shade and access (shading, solar gain, increased R value)

- Massing- 1/3 of site now partial floors, with setbacks at lane and Main St. Massing has been redistributed to top of building. Changes include:
  - Pulled back at lane
  - Main podium was 7 floors, now 6 floors
  - Top floor plate, moved around, stepped back further on Main St.
- Functional Program-
  - Use: Unit Mix- interested in market housing, mix of studios, one bedroom, micro units, larger family units facing 7th Ave. (2 storey townhouses)
  - Artist live/work, production space still evolving - artist production space now full floor, open space containing micro spaces off of lane, no artist live work
- Public Art Component- public art feature at the lane to attract people to the lane
  - Should it be attached to the building, stand-alone piece at the corner?
- Design- Use of horizontal imagery planes (e.g. suggestive breaks, lines off of the District, #1 Kingsway and the Social)

### Discussion

- *What is the height on Main St.?*
  - 6 storeys that steps back. It also steps back on the north side next to 1 storey garage
- *What is the aspect ratio of the street? ( height of street wall vs. width of Kingsway)*
  - Not known
- *What about public plaza space?*
  - Proposal includes a mid-block break with opportunity for courtyard plaza when adjacent property develops
- *Make street level more open and airy*
- *Respect the view opportunity at this intersection*
- *Respect historic area where Kingsway meets Main*
- *Recommend locating main entrance at Main and 7th. Chamfer entrance to reflect historic design.*
- *Recommend subsidized housing for low income and seniors instead of amenities for seniors*
- *Too much height and density*
- *How many parking spaces?*
  - Under 100 spaces for 89 units, 2 class B loading zones, all parking/ loading contained within building, parkade entrance relocated mid-block at lane
- *Any relaxations on parking?*
  - Still too early to be determined (based on sustainability and what market demands)
- *What is the FSR?*
  - 4.92 (~89-90,000 sq. ft.)
- *Upcoming Open House- March 19th at the Native Education College (Scotia and 5th)*

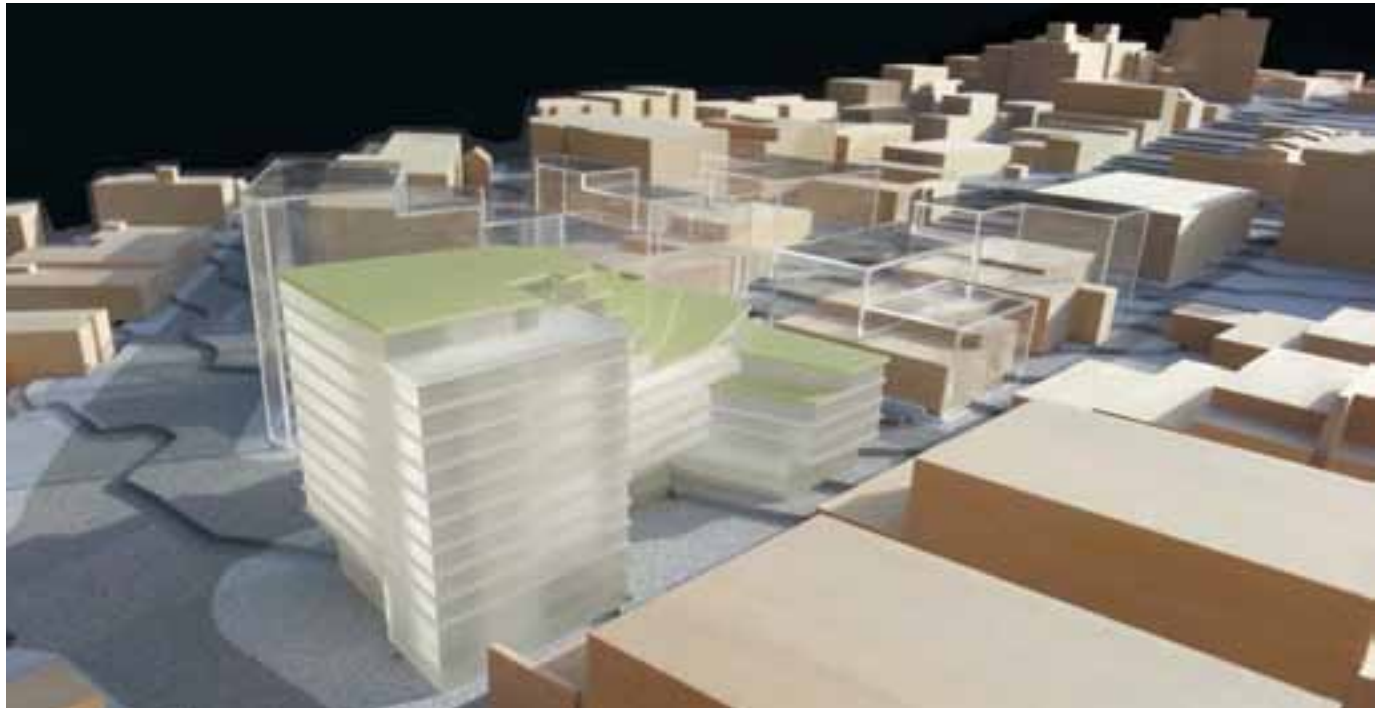
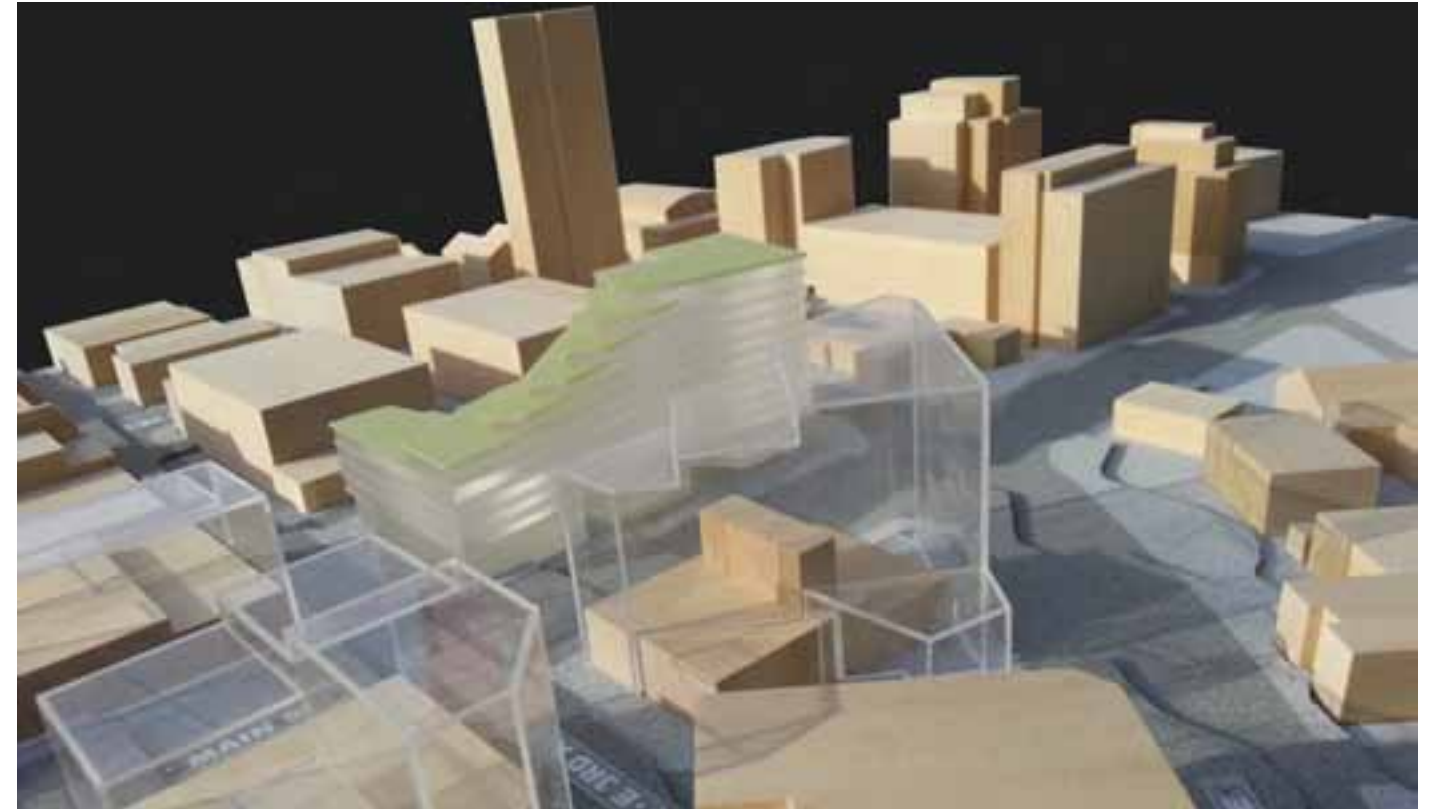
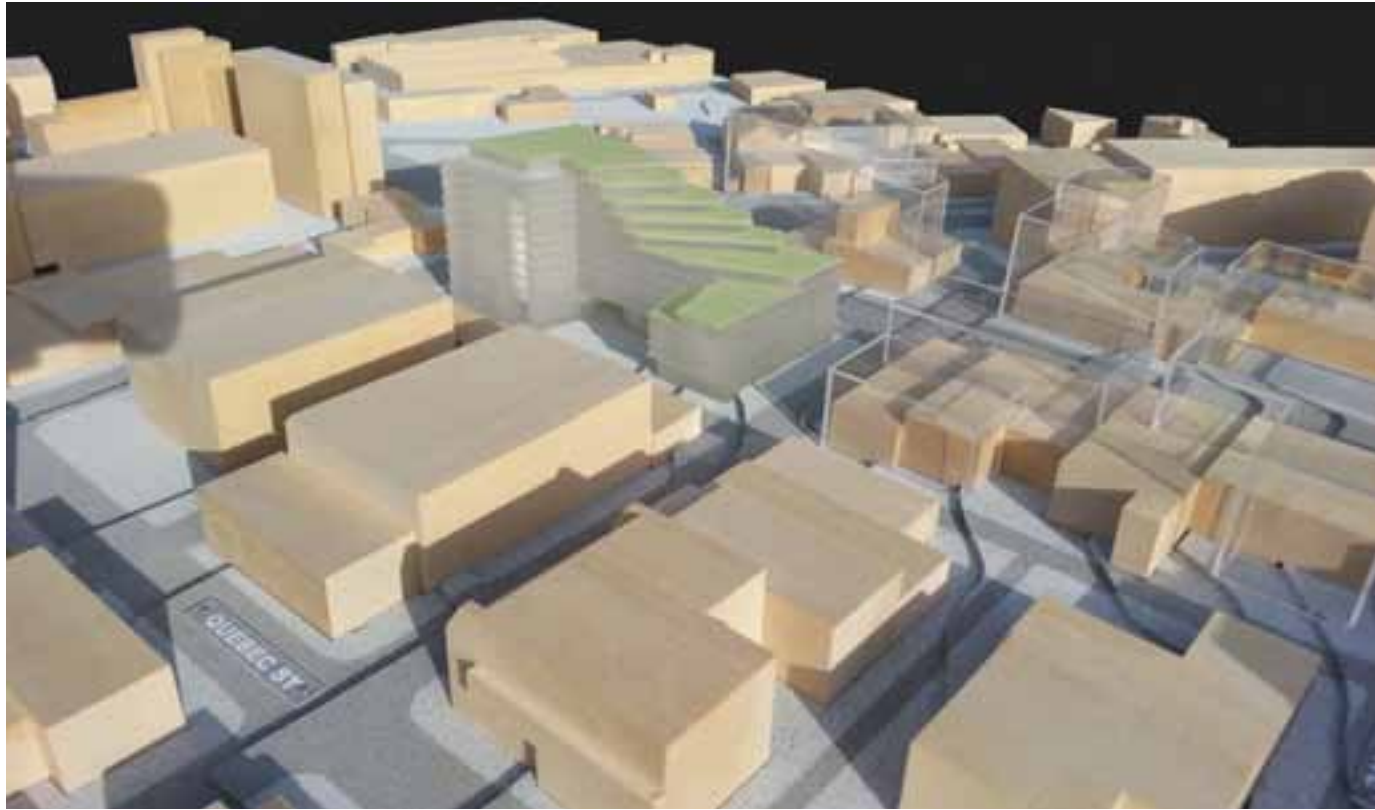
### **3. Rezoning Enquiry: Main and 2nd Ave. (Francl Architecture)**

#### Presentation (Francl Architecture) - <http://www.franclarchitecture.com/>

- Intro of Team
- Revisions to design from July 2012 include: (see attached images of model)
  - Shift of massing from podium-tower form to terraced balconies, to take advantage of views and sun access
  - 12-storey mixed use development – matches view cone height on east side of Main St.
  - Building steps down to 6 storeys at 3<sup>rd</sup> Avenue
  - Proposed uses include market residential, “attainable housing”, retail/commercial at grade, possibly artist production space
  - Emphasize this location as gateway to Mount Pleasant
  - Publicly accessible courtyard at lane anchors lane end walk
  - Retail wraps around
  - Brought parking access in close to 2nd Ave.







## Discussion

- *Bring back Classical feel*
  - We are not recreating a heritage building. A combination of heritage elements and terraced balconies
- *Incorporate wood with glass, warms up building*
- *Lane and courtyard paving continuity*
- *Animate lanes and add street trees without blocking views*
- *How do you see 12 storeys fitting in with "Hilltown environment"?*
  - A Gateway to Mount Pleasant, a sloped "Hilltown" piece, setting the benchmark
- *Why are you calling it the Gateway, the gateway is from the "Hilltown" down the slope*
  - Match building height to maximum height allowed by view cone across the street to create Gateway
- *Gateway for Mount Pleasant does not feel like Main and 2nd, the Gateway is at the clock at Main and Kingsway. Rather than stepping the buildings up and down, retain existing building height and allow hill slope to create the stepping*
- *As Gateway into MP, has to have heritage and neighbourhood look and feel- this is changing the look and feel of Mount Pleasant*
- *Concerns with height and spot rezoning*
- *Retain views*
- *Animate lanes and add street trees without blocking views*
- *Concerns with height (impacts on views)*
- *How many parking spaces?*
  - Currently 1:1 ratio of parking. Parking is a market call, would like to see less parking (less than 1 stall per unit, and more car share)
- *What about CACs, DCL's for the site?*
  - City is doing Public Benefits Strategy analysis. Will be bringing out initial analysis in April. The Strategy will help to guide CACs.
- *Is interior courtyard off of lane accessible to the public?*
  - Yes
- *Recommend an arcade on Main St. to encourage use of courtyard in rear of building*
- *Make housing affordable*
- *Look at subsidized housing rather than cultural component for CACs*
  - Subsidized housing has to be discussed at the provincial government level
  - In order to provide a certain amount of housing in the market at cost, would have to find a vehicle that maintains it in the future (e.g. # of affordable units at 25% below market value, now and in the future, ensure discount gets carried through)
  - Some kind of a housing authority- co-op or private foundation
- *Retain social fabric- maintain 3rd Ave. rooming house as it is providing affordable housing. Rather than remove existing affordable rental stock, retain it, maybe as part of a CAC?*
  - The building is in poor condition, but we will look into this possibility.

## **4. MPIC Letter Writing Process** (Joyce Uyesugi/ Harv Weidner)

Concerns have been raised about the process currently being used (email) to collect members' opinions in drafting up response letters from the MPIC, primarily to developers.

## Discussion

- Approach is too black and white (no room for middle ground)
- Perhaps 2 members work together to start the draft instead of 1
- People are not getting comments in fast enough
- Pros and cons of submitting one letter from the MPIC vs. individual comment sheets
- Multiple emails getting tiring. What about Google Docs?
  - We tried Google Docs already, it didn't work well with the group
- We should agree on one option for process

- Maybe break out comment form into sections- opinions, community input, factual
  - *Action: MPIC members to send ideas and suggestions for the letter writing process to Joyce, for discussion at next MPIC meeting.*

## 5. Updates (Joyce Uyesugi)

- Events
  - Rize CAC Consultation – March 14<sup>th</sup> consultation with artist community and MPIC representatives to discuss strategies for the \$4.5 M portion of the CAC from Rize development, allocated to artist production space. Options included:
    - Buying property and developing new space
    - Supporting existing cultural organizations in community
    - Enhancing space at 281 Industrial Ave. (edge of MP local area)
 More information and consultation results will be available online in April.
  - March 7th - Public Realm Workshop (Weaving initiative/COV/PWL)
    - Approx. 70 people in attendance
    - Focus was on 4 shopping areas of Mount Pleasant: Uptown/ Broadway West/ Broadway East and Lower Main- 2nd to 7th
    - Intent was to identify what is unique about Mount Pleasant, how/whether the shopping areas were distinctive, and gather stories. Participants engaged in small group discussions as well as large group sharing.
  - April 13th Public Realm Workshop (follow-up to March 7th workshop) - PWL will share emerging concepts for public realm plan
  - April 27th Street Fair and Open House
    - Street Fair at Broadway and Fraser (street closure between Broadway and Sahalli Park): neighbourhood clean-up with Mount Pleasant CARES and Keep Vancouver Spectacular, food, information, VPD activities.
    - Open House at Mount Pleasant Neighbourhood House: update on Community Plan implementation priorities
    - *City of Vancouver welcomes any volunteers to help with the event (e.g. set-up/take down) or the neighbourhood clean-up*
  - June 1st Mount Pleasant Days event – tentative
    - COV is in contact with the organizers of this event to explore participation opportunities
  - June 15th - Open House event at the MP Community Centre
    - Present final drafts of implementation priorities: Broadway East Revitalization Strategy, Public Benefits Strategy, Public Realm Plan, Urban Design Framework for Lower Main 2nd-7th and Broadway East Revitalization to the broader community for information and comments in advance of a report going to Council in the fall
- Admin
  - A report will be presented to Council on April 24<sup>th</sup> to set up a Great Northern Way Structure Plan process: a 6-8 month process to amend the existing Structure Plan to enable the GNW Campus vision to be realized. Issues to be explored include: land parcelization, road network and circulation. There will be no review of land use, density or height under the existing CD-1 zoning.

- Development
  - 273 (289) E. 6<sup>th</sup> Avenue, “The Shine” – APPROVED: 6 storey mixed use (33 dwelling units, 58 artist studios with associated residential (live-work), 2 artist studios, 1 retail unit) <http://changingcitybook.com/2013/02/28/273-east-6th-avenue/>
  - 1908 Scotia St., “Evan” – APPROVED: 6 storey mixed use (14 dwelling units, 38 artist studios with associated residential (live-work), 3 artist studios) <http://changingcitybook.com/2012/11/17/1908-scotia-street/>
  - 401 Great Northern Way – IN PROCESS: Artist studio with associated residential (live-work) development containing a total of 209 artist live-work units in one 7-storey building (135 units) facing E. 1<sup>st</sup> Ave. and one 6-storey building (74 units) facing Great Northern Way. The City will invite the development team to present at MPIC. <http://changingcitybook.com/2013/02/14/401-great-northern-way/>

## 6. Other

- 108 E. 1st Ave.: One member noted that a Public Hearing for this site was being held at the same time as the MPIC meeting. Staff noted that this site is located in Southeast False Creek, i.e., outside the Mount Pleasant Community Plan study area. The Hearing was for a text amendment to allow for the addition of 500 m<sup>2</sup> (5,382 sq. ft.) of light industrial floor area to the approved residential development. The Policy Report and Meeting Minutes are available at <http://former.vancouver.ca/ctyclerk/cclerk/20130314/phea20130314aq.htm>

## 7. Next Meeting (April 11th) and Draft Agenda

- Development Application: 401 Great Northern Way – presentation
- Rezoning enquiry: 225 Kingsway
- Mount Pleasant Public Benefits Strategy – preliminary analysis
- MPIC letter writing process
- I-1 Industrial Area Public Hearing

Meeting Adjourned

(9:20pm end)