



Mount Pleasant MPIC Meeting
Thursday June 6th, 2013
Mount Pleasant Community Centre
1 Kingsway
7:00 PM to 9:00 PM

MEETING NOTES

Attendees: Stuart Alcock, Michelle Babiuk, Lucas Berube, Stephen Bohus, Jocelyne Hamel, Kay MacIntosh, Grace MacKenzie, Danielle Peacock, Leona Rothney, Michelle Sturino, Lewis Villegas, Heather Shea (COV), Catherine Sinasac (COV), Joyce Uyesugi (COV).

Participant Observers: Brendan Caron, Duncan Wlodarczak, Randy Chatterjee

Regrets: Vanessa Brown, Suzanne Goldberg, Clarence Lai, Lynn Warwick.

Guests: Acton Ostry Architects: Russell Acton, Mark Ostry, Alan Davies; Rize Alliance: Chris Vollan; PWL Partnership: Bruce Hemstock; Peter Edgar, Edgar Developments

Notes: Heather Shea

1. Introductions (Joyce Uyesugi/ Catherine Sinasac) (7:05pm start)

- Roundtable introductions.

2. Discussion: MPIC response to developers (Joyce Uyesugi)

- Joyce reviewed comments received from the MPIC and COV Corporate Communications on the process of responding to developers. The Committee was reminded that later this year, staff support for the MPIC will be reduced. What is the most efficient and effective way for volunteers to get feedback to developers?

Ideas on how to improve the letter writing process:

- *Hold a separate meeting to discuss how to respond.*
- *Rotate the letter writing throughout members.*
- *Break up the topics so that people can draft up different sections of the letter.*
- *Need to clarify the guidelines of when to send responses i.e. Do we respond every time?*
- *At what stage does the MPIC respond in a formal or informal manner?*
- *Height, Density and Use are the three fundamental points that need to be addressed in the letters.*
- *The stress of the letters should be on concrete and measurable facts.*
- *MPIC members need to decide if letters are to be sent in a unanimous way, or on an individual basis.*

Feedback from MPIC Members on the letter writing process

- *Opposed to holding a second meeting to harness opinion because it requires more time and organization.*
 - *Supports the idea of including the three fundamental points, agrees with the email round.*
 - *We should be trying to move in a timely way.*
 - *The enormous quantity of email was too much, it doesn't convey information to the developers quickly enough.*
 - *In favour of appointing two people who will work together on the draft, and these people can make the timeline demands on the rest of the group.*
 - *Maybe draw the line at two drafts.*
 - *In recognizing that it's a limited group, could have individuals sign the letter so developers know who it is from.*
 - *Some felt marginalized by the old letter writing process. The group of people who come to MPIC meetings don't represent everyone in the community.*
- *Action: Staff to distribute electronic version of revised comment sheet to MPIC.*

3. Development Permit Application: Rize - Kingsway and Broadway (Acton Ostry Architects, Rize Alliance)

The applicant team gave a presentation (download from: <http://filetransfer.actonostry.ca/www/?a=d&i=9088530404>) on the proposed development as submitted to the City of Vancouver. The development permit application will be posted on the City website in July 2013.

Questions and Comments from MPIC Members

General

- What kinds of shops are going in the retail spaces? Grocery? Coffee shops?
 - No confirmed tenants to date
 - Retail areas are as follows:
 - Largest Commercial Retail Unit (CRU): 19,500sf; this could be a large retail store or a small size grocery store
 - 4 smaller CRUs on Broadway: 687sf, 874sf, 968sf, 855sf,
 - CRU at Kingsway and 10th Avenue: 2,800sf
- What is the DE# for this application? - DE 416894

Height and Density

- Concerned as a citizen that business is not taken away from local businesses in the neighbourhood. Hope this is looked at when the application is submitted.
- Why are the trees so tall? The residents don't want a tall tower or tall trees.
- Rendering of tree on the top of the building is not appropriate - why would you include something [trees] to make the tower taller?
- How tall is this building at Broadway and Main Street going to be?
 - The height of the Broadway block is 88'-2" to the top of the penthouse canopy and 66'-4" to the top of the lower parapet at level 5
- Need to consider sun access to the north side of Broadway.
- We are still concerned about the height and massing of the proposed development.
- Reconsider what the City has told you regarding urban design.
- How many floors are there in each section?
- How many units total?
- Has the total buildable area changed?

Transit

- It is not best to have a bus shelter next to an awning. Translink would only request a shelter if there's not enough space under the awning (it needs to be wider). If it works out that Translink doesn't need a shelter (due to available waiting space under the awning) then would seating be provided?
 - Yes, this could be explored.
- I have concerns about the bus lay-by on 10th Avenue, which is a bike route.
 - This is a requirement from COV Engineering
 - 10th Avenue will become a one-way street from Kingsway to Watson, then a two-way street from there heading west

Public Realm/Green space

- Is there an alternative to turf that can be used?
 - Turf is durable and low-maintenance, but yes, alternate treatments can be explored.
- Where would the public art go?
- Some support was expressed for the public realm ideas.

CACs and Rezoning

- CACs: Commercial space, which would provide more jobs, is being removed. You are getting extra residential space – will you be offering more CAC money? The City needs to look at this.

4. Rezoning Application: 275 Kingsway (Acton Ostry Architects, Edgar Developments)

The applicant team gave a presentation on the proposed development as submitted to the City of Vancouver. The rezoning and development permit application can be viewed on the City's website: <http://former.vancouver.ca/commsvcs/planning/rezoning/applications/333e11th/index.htm>

Questions and Comments from MPIC Members

General

- Happy to see the bike share and the reduced parking.
- What was the feedback from your last open house?
 - This has been submitted to the City. The public is welcome to view the public consultation summary report at City Hall – 3rd floor East Wing.
- We are going to have trouble with traffic because of this new development. There will be no more street parking

Height and Density

- Curious about the density going in. I can't understand why you're going to 128 ft. high, when they are saying the limit is approximately 70 ft. in the guidelines. Why are you even asking for all of this density, when it's clear the density is FSR 3.0?
- The intent in a rental is good, but this does not respect the plan. This disrespects buildings in the area because it is so tall. The City is not listening because they are saying go ahead and send the development application in. This project does not address and respond to the community's concerns.

Housing/Affordable Housing

- I want to applaud a purpose-built rental housing project.
- We need affordable housing; market rents are not necessarily affordable.
- Am quite in support of subsidized housing, which is not the same as affordable housing. How many of the units will be subsidized housing?
 - We are exploring options with potential partners – but it's not clear at this point.

- Happy to see new rental housing in the community. It is hard to find a unit in Mount Pleasant that meets your needs even if you have money.
- The community always says they need affordable housing, not market housing.
- It is daunting to put people in 300+ square feet. This is not healthy living, this is too small.

5. Updates and next meeting

- Two open houses coming up on Community Plan implementation:
 - *June 15th at MPCC and June 20th at Kingsgate mall*
 - *We will be sharing the draft implementation strategies at these open houses.*
- Great Northern Way update:
 - *On April 24, 2013 Council approved a planning program for the Great Northern Way Campus.*
 - *Over the next 6 months City of Vancouver staff from the Planning and Engineering departments will work with the Great Northern Way Campus Trust to develop a revised structure plan associated with CD-1 (402) to guide the redevelopment of the Campus, including the relocation of Emily Carr University of Art & Design.*
 - *The planning program will address open space, development parcels, road networks and circulation and the location and configuration of a potential station for the Millennium Line extension*
 - *It will not introduce new uses, modify floorspace allowances or amend building height restrictions in the existing CD-1 zoning.*
 - *Over the summer staff will be working to develop draft structure plan concepts. Open houses will be held in September to seek input from the community on these concepts*
 - *The final structure plan will be presented to Council in late Fall 2013*
- Lewis proposed an MPIC self-directed workshop for June 22:
 - *Work 9-4 no breaks, working lunch.*
 - *Some of us will stay behind to compile the workshop results.*
 - *At 8:00pm we could do a presentation here at the Community Centre. The intention would be to invite the community and the media.*
 - *Meet and assemble a buildup vision for the neighbourhood.*
 - *Might want to make this part of the communication to the developers.*
 - *Get a picture of what the group thought throughout the day, one general idea.*
 - *Would look at all the aspects of the neighbourhood.*
 - *Express ideas that people want to show on a map.*
 - *This is for MPIC members only.*
 - *10 people are interested.*
- Updates from Jocelyne:
 - *There is an Art Walk happening this Saturday. There will be public art in venues as well as outside. One of the residents is hosting a jam at one of the traffic circles.*
 - *Working on a big festival for the fall. Starting to work on the murals in Broadway East. The concept is to have an artist to work with the youth and bring back the ideas to the community, and then work with the youth to do this.*
 - *We will be sending out a survey about next steps in the fall. If you have been receiving the newsletters, please fill out the survey so we can get your feedback.*
- Next meeting:
 - *Next meetings will take place on the second Thursday in July and August (July 11th and August 8th).*