



Mount Pleasant MPIC Meeting
Tuesday, February 12th, 2013
Mount Pleasant Community Centre
1 Kingsway
7:00 PM to 9:00 PM

MEETING NOTES

Attendees: Stuart Alcock, Stephen Bohus, Vanessa Brown, Jocelyne Hamel, Clarence Lai, Sascha Lichtenstein, Grace Mackenzie, Kay MacIntosh, Alyssa Myshok, Danielle Peacock, Leona Rothney, Michelle Sturino, Robert Sutherland, Lynn Warwick, Michael Wiebe, Catherine Sinasac (COV), Joyce Uyesugi (COV), Jennifer White (COV)

Regrets: Chris Vollan

Participant Observers: 11 participant observers attended

Guests: Elena Tikovt (Manager, Planning and Development at GNW Trust) and Dr. Richard Smith (Director at the Centre for Digital Media), Lindsay Cole (COV Vancouver Park Board), Sylvia Holland (Weaving Policy, People and Place Together)

Meeting Notes: Jennifer White

1. Introductions

Joyce Uyesugi/ Catherine Sinasac

(7:05 pm start)

Round Table introductions of attendees

No additional agenda items

2. GNW Campus

Background (Joyce Uyesugi)

- Great Northern Way Trust is making a presentation to outline the vision they have for their area, and update the members of the MPIC about the progress that is being made toward achieving that vision. The presentation will discuss how the plans for the property are complementary to the goals and standards set forth in the Mount Pleasant Community Plan.

Presentation (Elena Tikovt /Dr. Richard Smith- GNW Campus) - <http://www.gnwtrust.ca>

- 2001 Finning donated 18 acres of land to 4 universities: UBC/SFU/BCIT/ Emily Carr
- GNWC is home to the Centre for Digital Media
- Vision for site: cultural and art precinct- reinvigorate the area
- 3 emerging districts on GNW lands: Brewery Creek, Emily Carr District, Centre for Digital Media District, emerging Art district as well- 2 new tenants- Equinox Gallery, Monte Clark Gallery
- Create space for small companies and housing for graduates: currently 76 apartments on lands
- Emily Carr University will be proposing housing as well
- Emily Carr has 300k sq. ft. buildable land

- Construction for Emily Carr University to start next summer
- Will be starting a Structure Plan Process for the GNW Campus including Emily Carr University
- The campus is zoned CD-1 (comprehensive development)
- Parking will be provided on site
- Amenities to include: Public Open Space and pedestrian improvements and access to the site
- Working with the City of Vancouver and TransLink on the UBC Line alignment
 - <http://www.translink.ca/ubcline>,
 - <http://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study>
- Lot P and Lot O were sold to Onni Group for live/work artist studios. Lots were sold to resolve debts. Onni has submitted a development permit application to the City for Lot O under current CD-1 zoning.

Discussion

- *What about parking? Parking issues in the area have increased in the last 3 years.*
 - Will be looking at parking, traffic impacts during the Structure Plan Process
 - There are currently 76 apartments on the campus and only 3 cars
- *What is the student capacity?*
 - Approximately 2,000 students in the future- 500 students on site now and 1,500 anticipated with the addition of Emily Carr University
- *Is housing rental?*
 - For students/ graduates on the campus
- *The lights are too bright on the old building*
- *Are you linking pedestrian east/ west but not south?*
 - Crosswalks to the south, east and west pedestrian access onto site
 - Will consider further during Structure Plan Process
- *Have you looked at the impacts of rent rates and retail outside of the campus area?*
 - Will look into rental impacts during Structure Plan Process
- *Please share 3D model with MPIC when one is created*

3. Streets-to-Park Initiative (Lindsay Cole- Vancouver Park Board)

Presentation

- Locations proposed for streets-to-parks in Mount Pleasant:
 - Prince Albert and Broadway- half block of Prince Albert from Broadway to lane
 - Scotia and E 4th
- Traffic Analysis has been done as well as checking utilities and consulting with Emergency Services
- Consultation has included:
 - Meeting held with community: Summer 2011 at the Mount Pleasant Neighbourhood House and the community gardens
 - August 2012 street party at the Neighbourhood House
- Consultation Notification:
 - Prince Albert and Broadway- 2 block radius
 - Scotia and 4th- Main to 2nd to Brunswick and 5th

Discussion

- *Do the opinions of owners living on the 200-block East 4th carry more weight?*
 - Up to Council to decide
- *3rd and Lorne has been identified in the Plan for adding green space. Why not there?*
 - Green/open space may potentially be delivered there as part of future development
- *228 East 4th has 3rd level courtyard for green space*
 - Park board is aware of the courtyard

- *Recognize existing groups in the area: dog parks, blueways (St. George Street)*
 - *Will we be able to speak to this in front of Council?*
 - *Can MPIC send a letter to Council on this topic?*
 - *Why didn't we look at existing city-owned lands to convert to park space or look at existing parks where improvements could be made such as the addition of dog parks?*
 - *Does this go to Council?*
 - *A report will go to Council.*
 - *Could MPIC see the draft before it goes to Council?*
 - *The City's practice is to post reports online approximately one week before the Council meeting date.*
 - *Traffic volumes are high on Scotia and 7th. Money should be spent on traffic calming streets instead.*
 - *We need an enclosed dog park in Mount Pleasant instead*
 - *What about supporting the St. George Blueway instead?*
 - *What is the public consultation process for Streets-to-Parks?*
 - *On the web site: it started as a wide consultation and then narrowed*
<http://vancouver.ca/streets-transportation/turning-streets-into-mini-parks.aspx>
 - *The MP Plan speaks to 3rd and Lorne, Fraser and Broadway, day-lighting creeks, St. George Blueway and a dog park at Jonathan Rogers Park. The proposed locations for streets-to-parks do not seem appropriate.*
 - *Scotia and 4th proposal- some residents of 200 East 4th opposed*
 - *Broadway and Fraser proposal- Adria Imports and MPNH are opposed to the proposal. There will be access issues for Adria Imports.*
 - *The park will only be 30m and it will be off Broadway*
 - *Streets-to-Parks initiative affects the MP Plan that was approved. Will create access issues, narrow parks, evening safety issues, garbage to be cleaned-up. All of these issues need to be worked out.*
- *Action: MPIC will send a letter about the Streets-to-Parks initiative (including on behalf of some residents) to Council. Grace to draft.*

4. Implementation Schedule (Joyce Uyesugi/ Catherine Sinasac)

- *Mount Pleasant Implementation Work (Broadway East Revitalization Strategy, Public Benefits Strategy, Public Realm Plan, Lower Main- 2nd to 7th) will be reported out to Council October 8, 2013*
- *Upcoming COV events:*
 - *February 27th- Follow-up design session on the Urban Design Framework (built form and public realm) for Broadway East and Lower Main*
 - *Feb. 15th is the first RSVP deadline, open to those who participated in the November 18th session, and the MPIC*
 - *Feb. 22nd is the second RSVP deadline, open to the public*
 - *April 27th- Mount Pleasant Street Party and Open House*
 - *Morning (Street closure at Broadway and Fraser)- Community event with community policing presence and activities, community clean-up, and involvement from businesses, service providers, and youth*
 - *Afternoon (Mount Pleasant Neighbourhood House)- Open House with drafts of Mount Pleasant Implementation work, including research and findings related to the Public Benefits Strategy (research and data collection currently underway; meeting with service providers to be held in advance of Open House)*
 - *June Open House event- Present final drafts of the Mount Pleasant Implementation work to the community in advance of the October 8th target Council date*

Discussion

- *Include the Vancouver School Board and the Boys and Girls Clubs in service provider meetings*
- *Co-ordinate with Mount Pleasant Days- June 8th*
- *Co-ordinate with Mount Pleasant Car Free Days- June 16th*

5. Update: Weaving Policy, People and Place Together Initiative (Sylvia Holland- MPNH/WPPPT)

<http://www.mpnh.org/wpppt>

- Upcoming Public Realm events *March 7th* and *April 13th* (collaboration between MPNH, WPPPT, PWL and COV)
 - Types of questions that will be asked/ explored at the events:
 - Are there 4 distinct areas? Should they have distinct treatments?
 - What are the big stories and key themes? What about treed streets? Pull out the distinct themes in each shopping area, in the districts and outside of them
 - What are the missing links and how would the community map the routes?
 - Ensure good representation e.g. for Broadway West invite businesses and residents
- Broadway East Initiatives: 5 quick wins in the area.
 - *Street Closure Project* (4-5 block closure on Broadway)
 - *Community Art Project* (The 2 Princes, connecting the dots)
 - *February 24th Revitalization* (look at existing revitalization areas in Vancouver, e.g. Commercial Drive, West End)
 - *Art Walks* (open businesses in the evening once a month to create gallery space for artists)
 - *Planters and Benches* (identifying locations and installing benches and planters in Broadway East- local businesses and Parks)
 - Would MPIC members like to get involved? Looking for people to champion the projects and also asking if MPIC members could send out an email about the projects to get the word out (more representation)

6. COV Updates (Joyce Uyesugi)

- *2290 Main St. (at 7th)*
 - Rezoning application has been submitted
 - The developer would like to come out to the March 14th MPIC meeting
 - An Open House for the rezoning is scheduled for March 19th
- *Action: MPIC are encouraged to take a look at the rezoning application before March 14th*
<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/2290main/index.htm>
- *303 E 8th Ave. (Western Front)*
 - City-initiated rezoning is underway to legitimize the artist-run centre use
 - MPIC decided it unnecessary to have staff present the rezoning at the next meeting

7. Next Meeting (March 14th) and Draft Agenda

- 2290 Main St. – Applicant team to present and receive input
- I-1 MP Industrial Lands Public Hearing

Meeting Adjourned

(9:00pm end)