



Mount Pleasant MPIC Meeting
Thursday, December 13, 2012
Native Education College
285 E 5th Avenue (Scotia at 5th)
7:00 PM to 9:00 PM

MEETING NOTES

Attendees: Stuart Alcock, Stephen Bohus, P. Doré, Jocelyne Hamel, Clarence Lai, Sascha Lichtenstein, Kay MacIntosh, Alyssa Myshok, Danielle Peacock, Michelle Sturino, Robert Sutherland, Chris Vollan, Lynn Warwick, Michael Wiebe, Catherine Sinasac (COV), Joyce Uyesugi (COV), Jennifer White (COV)

Regrets: Jennifer Foy, Mike Hamata, Sylvia Holland

Participant Observers: Randy Chattergee

Meeting Notes: Jennifer White

1. Introductions

Joyce Uyesugi/ Catherine Sinasac

(7:05pm start)

Round Table introductions of attendees

Housekeeping Items

- Meeting conduct
- Member has a video camera in room to document the meeting for personal record
- Members' full names are included in meeting notes to be posted on web
- Meeting notes are a summary ,not verbatim

2. Rezoning Enquiry: 275 Kingsway

Background (Joyce Uyesugi)

- Rezoning is at pre-application stage.
- Developer is seeking comments from City staff and MPIC prior to submitting rezoning application.
 - Build under Rental 100 <http://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx>
 - Provide 100% rental housing
 - Incentives could include: additional density, waiving of DCLs, or parking reductions
- How it relates to the Mount Pleasant Plan:
 - More housing, housing variety and more affordable housing
- A formal response from MPIC is to be prepared for January 10th MPIC meeting (4 weeks).
 - Action: Michelle will summarize and prepare MPIC formal submission for the developer.

Presentation

Peter Edgar - Edgar Development Corporation,
Mark Ostry - Acton Ostry Architects Inc.

- Location: Kingsway at 11th
- Zoning:
 - Current zoning C-3A
 - Examples- Abito Greengate and Abito Salford Quays, UK- but with larger units
- Uses: Mixed Use- 100% rental housing and ground level retail or artist production space
- Height: 12 storeys
- Laneways: Non-market housing on lane to animate
- Construction: modular constructions for affordability
- Covered open air central courtyard, on 2nd floor
- Main entrance at 11th
- Units:
 - Studio unit: 515 sq. ft.
 - 25% 2 or 3 bedroom units for families
- Communal amenity space: Rooftop gardens
- Need to find organization to partner with to manage non-market housing

Discussion

Height:

Why did you pick this height?

- Fits with context on Kingsway and adjacent buildings-11 and 13 storeys
- Density had to match 100% rental housing

What is the building height?

- 12 storeys
- 127' to roof deck, 136' to top of roof deck (courtyard cover)
- Ceiling heights in units 9ft., typically 8ft. allow more light
 - 12 storeys and 9ft. ceilings in rental housing is risky

Do not start at 12 storeys, lower height to respect "hilltown", recommend 6 storey wood frame construction. Look at surrounding 6 storey non-market examples in MP.

- Development not feasible if six storeys, wood frame and 100% rental housing

How are you justifying the extra height proposed?

- 100% rental housing, density being one of the incentives

What is floor space ratio and number of units?

- 140,000 sq. ft.
- 200 rental units- average size of studio units are 515 sq. ft., duo units are larger.
- FSR 8.8

Community Amenities:

Community amenity space is not accessible to public and, courtyard is on 2nd level

- Communal amenity space, not Community Amenity Contribution
 - Recommend wider sidewalks for cafes, seating, plaza space for community, permeability

What about childcare opportunities, open space, cultural space, in relation to other services in MP?

One single public amenity on rooftop is inadequate for number of units, particularly for families

Massing:

Recommend shifting massing from 11th to Kingsway

Design:

Design has to have a good balance between historical buildings in area and modern design, respecting historical context of area.

- Early stages on design, open to suggestions
 - *A more traditional design on Kingsway and modern design on 11th?*

Consider potential for echoing in the central courtyard/atrium.

Suggest more creative, more artistic architecture.

Affordability:

How do you ensure it remains rental?

- Secured Market Housing Policy in Place for the life of the building or 60 years

What is the project going to do to surrounding areas and buildings, e.g. taxes, land values?

- Rental buildings typically lower property values

Parking:

How many parking spaces? Any car co-op spaces?

- 165 spaces
- Car co-op and bicycle parking

Uses:

Would you consider light industrial with mixed use?

- Either retail or artist production space which is light industrial

3. November 18th Implementation Launch Workshop

Joyce Uyesugi

65 attendees

Purpose of workshop was to launch the Public Realm Plan and seek more clarity on urban design (scale, massing, character etc.) for Broadway East and Main 2nd to 7th.

Main Street view cone- View cone presented and discussed at workshop are accurate

- Request for more detail on the view cone
 - Action: City of Vancouver staff to email more information on the Main Street view cone to MPIC

What we heard:

- Event was overwhelming for some, particularly if new to process
- Unsure of role and how to contribute
- Need to allow space for more voices to be heard
- Workshop was useful, drawing sessions could have gone further
 - *Consistent messages among 3 groups: Keeping height down, walking community, "Hilltown", animated laneways and narrowing of streets*

Website: the City will be posting materials on website from November 18th workshop

Follow-up session is proposed for Wednesday, February 27th

- Previous attendees will be invited and MPIC
- Will have 2 groups rather than 3 groups (Lower Main and Broadway East)
- Currently working on programming for the event

Concerns about weeknight rather than weekend

- Large spaces are booked up
- Will be providing dinner and can also provide child-minding on the 27th

➤ Action: City to send out an email to attendees regarding evening availability on Feb 27th

4. Updates

Joyce Uyesugi

November 27th Broadway East Merchant Meeting

- 8 businesses attended as well as representatives from MPBIA
- Discussed Business Associations/ BIAs and issues in the shopping area
 - Biggest issues are Graffiti and Garbage
- Next steps: staff are working on a newsletter to merchants of Broadway East- sustain contact with businesses

Rize CAC process

- City staff will attend January 10th MPIC meeting to discuss Rize CAC consultation process
- 4.5M cultural Space/ 1.75M affordable housing
- Consultant is HB Lanarc- proposing consultation sessions in January/ February

Developments:

- 2477 Carolina Development: has gone to Board of Variance
- Guelph St. development: building permit pending
- 33 E. Broadway: proposed backpacker's hostel on second floor

Any discussion about 238 W. Broadway?

- Approved in June or July of this year

➤ Staff to send out Development Permit Board minutes for 238 W. Broadway

5. Next meeting - January 10th, 2013

Draft Agenda:

- Rize CAC process
- 275 Kingsway – MPIC response
- Interim Rezoning Policy update

February meeting will be held on Tuesday February 12th, 2013.

Meeting Adjourned

(8:55pm end)