



**Mount Pleasant (MP)
MPIC Meeting
Wednesday, July 25, 2012
Mount Pleasant Neighbourhood House
800 E. Broadway (Room 3)
7:00 PM to 9:00 PM**

MEETING NOTES

Attendees: Stuart Alcock, Stephen Bohus, Bill Briscall, David Duprey, Grace Mackenzie, Alyssa Myshok, Michelle Sturino, Lewis Villegas, Kay MacIntosh, Danielle Peacocke, Leona Rothney, Chris Vollan, Lynn Warwick, Harv Weidner (COV), Jennifer White (COV)

Regrets: Jocelyne Hamel, Sandeep Johal, Michael Wiebe

Observers:

Guests: Land Owners and Development Team

Meeting Notes: Jennifer White

1. Welcome and Updates - 7:05pm

Harv Weidner:

Introductions- Introduction to development team:

Land Owner - 0919675 BC LTD.

- Amir Virani
- Anisha Virani

Architect/Developer - IConstrux Architecture

- Arno Matis - Architect - Principal
- Nick Waissbluth - Architect

Landscape Architect - Phillips Farevaag Smallenberg

- Marta Farevaag - Partner

Attendees of the meeting (MPIC participants and City Staff) also make round table introductions

Agenda- Items to be added to the agenda at the request of MPIC which will be discussed at the end of the meeting

2. Introduction to Main and 7th Avenue Proposal

Further discussion on the agenda in particular regarding information on the back of agenda which highlights key Mount Pleasant Community Plan (MCPC) Policy and Planning Principles specific to Main St. 2nd to 7th, "Hilltown" and the site:

What the Plan says:

5.2 Future Role/Uses:

Create an urban community along Main Street (2nd to 7th) with a mix of residential, office and retail uses.

Built Form and Character

Conceive of Mount Pleasant as a distinctive 'hill town' area

- Predominantly low to mid-rise massing
- Wrap landscaping and small commercial activities around corners - outdoor seating,
- Varied and visually engaging store frontages

3.6 Laneways

- Activate/animate lanes to make them places to walk, live, and work e.g. public art, dual entrances, housing, studios, landscaping etc.

3.7 Transportation

- Priority for walking, cycling and transit; mitigate traffic/parking impacts

4.1 Housing

- Provide more housing and more affordable housing to low - middle income households
- Allow increased housing density in Mount Pleasant near transit hubs, commercial centres, along arterial streets

5.2 Main 2nd to 7th (further detail)

- Allow up to 6 storeys for mixed-use developments; investigate additional height during plan implementation
- Demonstrate how increased height above 6 storeys at 2nd and 7th improves development and street character, provides public benefits without compromising the "hill town" urban design concept, important public views and sun access to the street
- Local serving shops and services with small and varied frontages + grocery store
- Expanded arts/cultural spaces
- Examine opportunities to widen sidewalks/improve pedestrian crossing, create small public open spaces/plazas
- Link the historical and industrial aesthetics into new development

Further clarification about Main St. 2nd to 7th boundaries and that direction is for sites on Main St. to the adjacent lanes. The plan also identifies that this site (Main, 2nd to 7th) is one of locations that allows consideration of additional height

Questions/ comments

- Policy emphasizes revitalization of the area. Difficult to imagine residential on site. Concerns about development of private parcels on Main 2nd to 7th being done site by site when Plan identifies that the entire stretch to be rezoned by City Staff
- Exploration of a Main Street Trolley Line during Public Realm Plan
- Concerns about allowing additional building height and how it is perceived by community. Density at this site may be a problem as Plan identifies the three larger sites (Rize, Kingsgate Mall, IGA) as sites for more density. Although the COV doesn't have planning resources, it is still mentioned in Plan that the City is to initiate a new planning program to rezone Main 2nd to 7th.

Responses

- When Plan discussed rezoning of Main 2nd to 7th, City Planning department had more resources. However, in addition to Plan directions, Public Realm Plan is scheduled to start late this year and will advance many of the issues to address residential future - streetscape, lanes, public spaces and relationships to mixed-use future. Future trolley line would be part of examination.

3. Main and 7th Architect Presentation - facts, intentions, options

Development Team: Presentation

Owner introduced himself, his background in Mount Pleasant and his ties to community and community organizations. Architect/developer introduced himself and his background.

Amir Virani- He came to Canada March 1973 from Uganda during political unrest. First business was in MP at Main and 29th when he bought a bankrupt coffee shop. Then he bought peanut butter plant from Nabob in Richmond. He started a new company- Golden Boy Foods (Peanut Butter, Nuts, and Dried Fruits). Sold the company and became semi-retired. Set up foundation- Kids at Risk and involved with Boys and Girls club in MP since 2008. Realtor friend phoned to discuss a property for sale on Main St. The property reminded him of how he made his start in Canada in Mount Pleasant. He purchased the property, to develop and to leave a legacy in Mount Pleasant. He contacted Arno Matis to start process.

Arno- Introduces himself. 6 years with his firm, IConstrux Architecture. Previous experience includes many Arts Projects. Team is here to listen to community and do a good project. Also joining this evening is Marta Farevaag from Phillips Farevaag Smallemberg Planning/ Urban Design/ Landscape Architecture. The Team also includes Cobalt Engineering and a host of other smaller consultants.

BOARD 1: SITE CONTEXT

SITE HISTORY:

- VACANT AND UNDEVELOPED PRIOR TO 1900'S
- 1901 YE OLD BREWERY GARAGE AT 263 EAST 7TH AVE
- 1926-1941 RELIANCE CAR PAINTING
- 1926-1931 CRESENT MOTORS
- 1941 CAMPBELL MOTORS REPAIR SHOP
- 1963-1970 JOHNSTON MOTORS USED CARS
- 1975 KINGSWAY PLYMOUTH CHRYSLER
- 1990 - 2010 CITY GATE MOTORS

EXISTING STATISTICS:

- MOUNT PLEASANT IC-2
- MAX PERMITTED DENSITY 3.0
- PERMITTED OUTRIGHT USES: MANUFACTURING, OFFICE, RETAIL, SERVICE, TRANSPORT/STORAGE, UTILITY AND COMMUNICATION, WHOLESALE
- PERMITTED CONDITIONAL USES: CULTURAL, DWELLING, INSTITUTIONAL, MANUFACTURING,

PARKING, RETAIL, UTILITY

- MAX PERMITTED HEIGHT 18.3M (60 FT)
- SITE AREA: 17, 455 SF

- SITE DIMENSIONS: APPROX. 132 FT X 132 FT

SITE STATUS:

- VACANT/INACTIVE
- SITE CONTAMINANTS PRESENT

BOARD 2: PROJECT TEAM

OWNER 0919675 B.C. LTD

ARCHITECT ICONSTRUX ARCHITECTURE

LANDSCAPE ARCHITECT PHILLIPS FAREVAAG SMALLENBERG

SUSTAINABILITY CONSULTANT COBALT ENGINEERING

STRUCTURAL ENGINEER FAST+ EPP STRUCTURAL ENGINEERS

MECHANICAL ENGINEER COBALT ENGINEERING

ELECTRICAL ENGINEER COBALT ENGINEERING

GEOTECHNICAL ENGINEERING GEOPACIFIC ENGINEERING

BUILDING CODE CONSULTANT LMDG

BUILDING ENVELOPE CONSULTANT SPRATT EMANUELL ENGINEERING

ENVIRONMENTAL ENGINEERING EBA ENGINEERING CONSULTANTS

COSTING CONSULTANT BTY GROUP

ACOUSTIC ENGINEERING BROWN STRACHAN ENGINEERING

MARKETING CONSULTANT MAGNUM PROJECTS

BOARD 3: COMMUNITY PLAN CONTEXT - OVERALL PRINCIPLES

MOUNT PLEASANT COMMUNITY PLAN – OVERARCHING PRINCIPLES:

- HOUSING AND POPULATION MIX
- ECONOMIC DEVELOPMENT AND REVITALIZATION
- BUILT FORM AND CHARACTER
- PUBLIC REALM
- LANEWAYS
- TRANSPORTATION
- HERITAGE
- CULTURE
- COMMUNITY SERVICES AND DEVELOPMENT
- PUBLIC ENGAGEMENT

BOARD 4: COMMUNITY PLAN CONTEXT - MAIN 2ND TO 7TH SUB-AREA

MOUNT PLEASANT SUB AREA PRINCIPLES:

- URBAN COMMUNITY
- MIX OF RESIDENTIAL AND RETAIL
- ART AND CULTURE SPACES
- SIDEWALKS AND PEDESTRIAN CROSSINGS
- LINK HISTORICAL AND INDUSTRIAL AESTHETICS
- PROMOTE ARCHITECTURAL INNOVATION AND EXPERIMENTATION
- INVESTIGATE ADDITIONAL HEIGHT OPPORTUNITIES

BOARD 5: COMMUNITY PLAN CONTEXT - MASSING STUDIES AND VIEW CONES

- MASSING POSSIBLE UNDER CURRENT MOUNT PLEASANT GUIDELINES
- VIEW CONES AND DEVELOPMENT IMPACT BETWEEN 2ND AND 7TH ON MAIN STREET

BOARD 6: PROJECT PROPOSAL - MASSING (BUILT FORM)

MOUNT PLEASANT CD-1

- MAX PERMITTED DENSITY APPROX. 5.0
- PROPOSED USES: RETAIL, RESIDENTIAL, LIVE-WORK
- PROPOSED HEIGHT: PODIUM 19.66M (64.5 FT) APPROX. MAX. 28.96 M (95 FT)

BOARD 7: PROJECT PROPOSAL - HEIGHT AND VIEWS (BUILT FORM)

DISTINCTIVE HILLTOWN FORM – “CHURCH HILL”

- “SLOPES ARE NATURAL FORM MAKERS”
- “HIGH-LOW MASSING RHYTHM”
- DIAGONAL AND ORTHOGONAL STREET GRIDS
- TRANSITION FROM KINGSWAY TO MAIN STREET

BOARD 8: PROJECT PROPOSAL - SHADOWING COMPARISON

- SIX STOREY BLOCK TO SETBACKS
- CURRENT PROPOSAL

BOARD 9: PROJECT PROPOSAL - CHARACTER (HERITAGE AND CULTURE)

SUPPORT ARCHITECTURAL INNOVATION

- “FUTURE HERITAGE”
- STREET LEVEL DESIGN - “VIBRANT STREETSCAPES”
- ARCHITECTURE AND PASSIVE DESIGN - ARCHITECTURAL SCREENS
- MATERIALS AND CONTEXT

BOARD 10: PROJECT PROPOSAL - COMMUNITY AMENITIES (SERVICES AND DEVELOPMENT)

ACTIVATE AN UNDERUTILIZED SITE

- SITE REMEDIATION
- PUBLIC REALM IMPROVEMENT OPPORTUNITIES
- SIDEWALK WIDENING OPPORTUNITIES
- PUBLIC ART OPPORTUNITIES
- LIVE-WORK HOUSING OPPORTUNITIES
- LANE IMPROVEMENT OPPORTUNITIES
- CONTRIBUTIONS TO THE MOUNT PLEASANT PUBLIC BENEFITS STRATEGY

BOARD 11: PROJECT PROPOSAL - PUBLIC REALM BY PFS

- 7TH AVENUE STREET FRONT – PROPOSAL
- MAIN STREET FRONTAGE - PROPOSAL

BOARD 12: PROJECT PROPOSAL - LANEWAYS AND TRANSPORTATION BY PFS

- ACTIVATED LANEWAY - PROPOSAL
- TRANSPORTATION NETWORKS AND SUPPORT

BOARD 13: PROJECT PROPOSAL - SUSTAINABILITY STRATEGIES BY COBALT

SITE LOCATION

- SITE DESIGN
- WATER RESOURCE MANAGEMENT
- ENERGY RESOURCE MANAGEMENT
- INDOOR ENVIRONMENTAL QUALITY
- CONSTRUCTION

BOARD 14: PROJECT PROPOSAL - TIMELINE

- RE-ZONING INQUIRY

- PUBLIC CONSULTATION - MPIC
- PUBLIC CONSULTATION – MPIC FOLLOW-UP
- RE-ZONING APPLICATION
- PUBLIC CONSULTATION – OPEN HOUSE
- CIVIC DESIGN REVIEWS
- PUBLIC HEARING
- ENACTMENT

Arno Matis:

Site Context-

Site is 132' by 132'. Earliest known building was constructed in 1901. It was the Ye Olde Brewery Garage, since then successive auto uses on site. The auto uses have left contamination. Remediation required.

Existing zoning-

IC-2 ranges from 1.0-3.0 maximum FSR permitted density depending on uses. Height is 40' along main and up to 60' on angle. No current uses, the site is vacant and fenced off at this point.

Reminder that it is still early days, we think we have an idea on shape. The team would like feedback.

Main and 7th sub area- Harv previously explained Main 2nd to 7th sub-areas.

Massing, Height, Views-

We know there is view cone at south end of 6th Ave that cuts across on a diagonal. On their site they are not in view cone. You could build a zero lot line project with a blank facing wall and flat top design as you move towards 2nd. Spent time on site looking at what potential could be. Interesting energy, unique point in the city, interesting intersection, we looked at precedents in the world, similar examples, Madison Square Park. They understand city site across the street could be a pocket park or farmers market. If it does become park, what do buildings do around it to start to form the park, to celebrate a larger space? Lots of diagonals, flat iron, early idea for form or shape of building. Extend feeling of park across street from City owned lot to development site. They are proposing a mid-block break building massing. The "District" has gap between 2 buildings, continue break all the way Main. They are proposing to pull back on North face. Built Form ideas are still very high level.

Thinking ground floor retail like what Plan outlines. Because of change in slope, no way to get single slab, therefore will have to break frontage at least once with change of elevation. Retail space will be smaller not larger due to grade. They are proposing wrapping retail around 7th. Lobby for residential units off of lane.

Question- What about 2 storey live-work?

- Haven't designed units, just thinking, artist live work, live work, small business or all residential. Throwing it out for feedback. Think they could explore 2 storeys, 16-18 ft. 2 levels for townhouse and mix of residential units above. Trying to keep affordable. 1 bedroom and studios. Some 2 and 3 bedroom units for families. Want feedback from MPIC on mix.

Understand "Hilltown" concept- Lee building an important bench mark - top of Lee 83' to cornice, #1 Kingsway is 102'/103', District is 80+ feet. Stay below #1 Kingsway, work with stepping geometry down. District is built close to lane, building another building close to lane

detracts from livability. Take same density of a 6 storey block but mold it in a way to push massing away from lane so building is about 75' across from the "District" - opens views and helps the shadowing profile to the north and the east. Same density as 6 storeys but density is moved around. They do not have finished renderings or complete ideas.

Built Form-

Walk around MP and studied masonry forms. Strong cornice line in surrounding heritage buildings, divided up in 2-3 storey layers. They looked at precedents, looking at Corten steel, looking at colouration, the best palette and fit for brick buildings. Another aspect of design based on MP aspirations to be greenest com in city and team wants to be as sustainable beyond LEED gold- passive systems last longer, less mechanical, passive shading, vertical blades, architectural feature but also sun shades. Use a material, maybe not brick but industrial heritage character of area.

Marta Farevaag:

Public Space-

Make a place with laneways that is public on all sides, making the building responsive on all sides. Want to take up challenge to make something of the lanes. Shift massing to get more space around laneways. Start with laneways, create pedestrian space adjacent to building but allow a movement corridor. 7th Avenue is a bikeway therefore an opportunity to make good bike access off the lane at 7th. Streetscape itself is a work in progress, set building back to the north, early discussions. Public Realm Plan will help define Streetscape; this project will track with it. Propose wide setback to allow street trees. This development is the first step to set pattern for the rest of Main. Building is shaping Public Realm- cantilever building over public space for plaza and public art.

Arno Matis:

Passive Engineering-

Cobalt Engineering has been hired. They are looking at solar shading, extensive green roofs being planned with the biggest one being proposed across the lane from the "District" at podium level. Significantly landscaped and proposing the ultimate roof top for landscaping, storm water retention and vertical solar blades.

CACs-

No negotiations yet with the city but suggestions from committee? They are proposing enhanced laneway, undergrounding services on the lane, makes lane useable. Remediate brown field site, bonus in activating site that has been underutilized, opportunities for public art, live- work/artist studios, cash contributions depending on proforma (obviously with rezoning, it will be part of negotiations).

Rezoning-

Still at early inquiry stage.

Consultation-

They are happy to meet with the group numerous times and then to the wider community with the project.

4. Questions for Clarification and Dialogue on Possibilities

All attendees:

Questions/Comments:

- Parking- Thoughts on parking for the development
 - Response- Reduce parking (also makes units more affordable). 3 levels of underground. First level co-op, retail, visitor, half level at P1, lane access for this level at grade with bike parking. Access to retail, vertical circulation or a stair system will work. 2 or 3 stalls per retail unit. The owner would retain retail units. Smaller business not larger, less destination traffic, 2 loading bays, opposite loading area of the "District". Residential underground.
- Discussion on FSR, building design, uses, building height, existing zoning, policies and # of units, floor heights, retail space, % of residential and commercial uses.
 - Response-
 - Plan states 6 storeys with certain sites as possible candidates for height. Started at baseline of 6 storeys, looked at density and height, took density then began to shape it.
 - Current IC2 has a specific set of uses, restrictive uses- automotive is its entire history. The site will require clean up.
 - The Plan also discusses pedestrian oriented retail with use on top whether it is residential or live-work.
 - 80% res, live work 5-10%, retail is remaining.
 - Around 100 residential units.
 - Floor height under current scheme- 18' for retail, 9.8' for residential
 - 9,000 sq.ft retail.
- Massing- High low massing on site and in context of area.
 - Response- less height in some locations to reduce shadow, views on one side are impacted with height in some locations. On Main St., pinched top 2 floors as much as possible to reduce mass on main St.
- Views- further analysis of views - include views up "Hilltown", spires are important. Views are not taken away from the "District", but "Social" and 288 East 8th views will be obstructed.
 - Response- will look at further
- Market Analysis- further Market Analysis and affordability. Have you looked at what market would get?
 - Response- Early market nothing to compare to. Waiting for the Rize.
- Affordability- What about affordability?
 - Response- discussed building material, compact and simple design with more typical units. Changes out on North edges as building steps back but most units are aligned (e.g. stacked plumbing, cheaper construction costs). Parking is a huge cost. Marketers and buyers often want 1 stall per unit but seldom used, look at car parking reduction. High end finishes in kitchens add construction cost. Not positioned as luxury units. Comparable to other projects in area, positioned for affordable units for young families.
- Building Design - European model, Rowhouses, wood frame construction, townhouses off the lane, respectful of area and nature
 - Response- Looked at European model, courtyard too small. To make it work, will have to push all units to lane again. The developer is not looking at a four storey wood frame design.
- Shadowing- what about shadowing from adjacent buildings?
 - Response- units face the side to lanes, pulling back from lane to improve daylight access into lane. Southern shadowing acts as natural passive solar shading. West side exposure- vertical solar blades for passive solar shading
- Look at Main 2nd to 7th as a whole not just adjacent sites
- Plan Public Amenities and Art - look at the history of MP and aboriginal community,

public art, artist live-work, increase family units, increased services to accommodate growing number of young families in the area

- Amenities- consider amenity on site to increase pedestrian activity, daycare, non-profit space on-site, solid contributions is expected-cash or contributions on site(more difficult)
- Floor Space Ratio- developers should come in at minimum FSR and work up to maximum. Start at 2.0 FSR, look at 3.0 FSR.
- Look at examples of recently constructed developments in MP that are all artist live work with 3.0 FSR
- Laneways- Look further at the animated laneway concept with respect to the site and adjacent site's parking and loading interactions with pedestrian activity in the lane.
- Streetscape and Human Scale- walkability, livability, emphasis on neighbourhood
- Legacy- special attention to the legacy that will be left, setting a precedent for "Hilltown"
- Services- family is essence of community therefore increase services to accommodate growing number of young families in the area.
- Residential Units- increase the number of family sized units, artist-live work, live work
- Commercial Units- consider small office space (incubator offices), retain long term small business, and consider charrette/ consultation with community to determine retail gaps.
- Height -more open dialogue with public about height, proposed height is not consistent with Plan- 6 storeys, increased height but more slender
- Concerns about property tax increases
- Concerns about spot rezonings
- Concerns about amount of FSR (start at 1.0 FSR)

Responses:

- Based on Plan, plan states 6 storeys with certain sites as possible candidates for height. Started at baseline of 6 storeys, looked at density and height, took density then began to shape it. Current IC2 has a specific set of uses, restrictive uses- automotive its entire history. The site will require clean up. The Plan also discusses pedestrian oriented retail with use on top whether it is residential or live-work. The developer is not looking at a 4 storey wood frame design.

7. Summation & Next Steps

- Heard a lot of good comments - will take away and work with them to improve the project and need to come back to this group or the larger community via an open house in the fall.
- City will pass along the notes from the meeting and other responses that are submitted after tonight's meeting to the developer. City's development review staff will soon be responding to the concepts as well and providing advice and input.

Updates:

2 new development/ rezoning proposals

- 12th and Cambie (SE corner), CD-1 rezoning for mixed-use project- requesting 9 storeys, relocating and restoring an adjacent character house. Located just outside of MP study area so no directions from Plan. Will advise of upcoming Open House and can check web pages.

- Carolina and Broadway (NW corner), 4 storey mixed use development, not applying for rezoning, in MP study area. Early submission withdrawn and City waiting for revised application in next month. Although it is not a rezoning, MPIC would like to meet with the developer to discuss the proposal and provide feedback based on the MP Plan. City to contact applicant to invite out to a future meeting.
- New planner - Joyce Uyesugi hired to start in August
- Jen/Harv on vacation until mid- August. MPIC regular meetings will resume in early September after new Planner gets up to speed.

Members felt the need to meet sooner to carry on discussion and provide group direction on 2nd/Main and 7th/Main.

- Can the group meet in August, without the City present, to work on group feedback forms and advice for the developer? Yes- can then review/complete group feedback submission at next formal MPIC meeting. How do we find common ground? May need to express majority and minority opinion.

Meeting Adjourned - 9:40pm