



## Mount Pleasant Implementation Committee (MPIC) Meeting

Thursday, November 8, 2012 - 7:00 PM to 9:00 PM

Native Education College, 285 E 5<sup>th</sup> Avenue

### MEETING NOTES

**Attendees:** Stephen Bohus, Jocelyne Hamel, Grace Mackenzie, Alyssa Myshok, Danielle Peacock, Leona Rothney, Michelle Sturino, Robert Sutherland, Chris Vollan, Lynn Warwick, Michael Wiebe, Matt Shillito (COV), Joyce Uyesugi (COV), Harv Weidner (COV), Jennifer White (COV)

**Regrets:** Stuart Alcock, Julian Beckett, Robert Sutherland

**Participant Observers:** Randy Chattergee, Sylvia Holland, Sasha - resident/ GNW campus

**Guest Speakers:** COV Development Planner- Cynthia Lau, Acton Ostry Architects- Mark Ostry, Russell Acton, Alan Davies, Rize-Brent Beatson

**Meeting Notes:** Jennifer White

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1. **Opening and Introductions** (Harv Weidner/ Joyce Uyesugi)
  2. **Agenda** (Harv Weidner)  
Draft agenda was accepted -No items to add
  3. **Updates** (Harv Weidner/ Joyce Uyesugi)
    - a) **MPIC meeting notes on the web** - MPIC meeting notes will be going onto City website.

Discussion:

- *Would MPIC members prefer to have their first name vs. no name reflected in the notes?*
  - **Action:** Agreed that members are comfortable using their full names on the meeting notes to be posted on website.
- b) **Broadway East Outreach updates** - The City has now completed meet and greets (3 meetings) with businesses and service providers. Surveys were hand delivered to businesses and mailed out to commercial property owners. The City has received 35 completed surveys to date. What we have heard so far includes:
  - Noticed a decrease in drug and street activity over the past 15 years
  - Priority concerns include: garbage and cleanliness, parking/ local access, and need to enhance neighbourhood pride.

**Next Steps-** invite business and service providers to the November 18<sup>th</sup> workshop;

upcoming November 27<sup>th</sup> focus group meeting for merchants of Broadway East.

Discussion:

- *Were any residents notified?*
    - This was a survey designed for businesses; only businesses and commercial property owners were invited to fill them out.
- c) **Rize CAC-** A consultant has been selected for the consultation process but has not yet met with the City. Consultation sessions are proposed for December or January.

Discussion:

- *Who is the consultant?*
    - HB Lanarc
- d) **Mayor's Task Force on Housing Affordability-** Staff reviewed the process for implementing the Interim Rezoning Policy, one of the recommendations that emerged from the Mayor's Task Force. As per the Council motion, staff are distributing the interim affordable housing rezoning policy to MPIC for feedback. Staff will report back to Council by June 2013.

Discussion:

- 20% below market value is still unattainable.
  - Support developments that are all rental.
- e) **Developer Feedback for Main and 2<sup>nd</sup>, Main and 7<sup>th</sup>-** Michelle has prepared draft feedback summaries to submit to developers.
- Action: MPIC members to provide comments to Michelle by next Wednesday. City staff to send responses to developers by next Friday, in advance of Nov. 18<sup>th</sup> workshop.

4. **COV-MPIC- *Weaving* initiative Collaboration** (Jocelyne Hamel/ Sylvia Holland)

An update was provided on recent *Weaving* activities since September, including walkabouts and a Nov. 3<sup>rd</sup> event. Another workshop is upcoming on Nov. 15<sup>th</sup> - "Learning lab" (civic literacy piece).

- Action: MPIC member will follow-up with RAMP members and coordinate something.

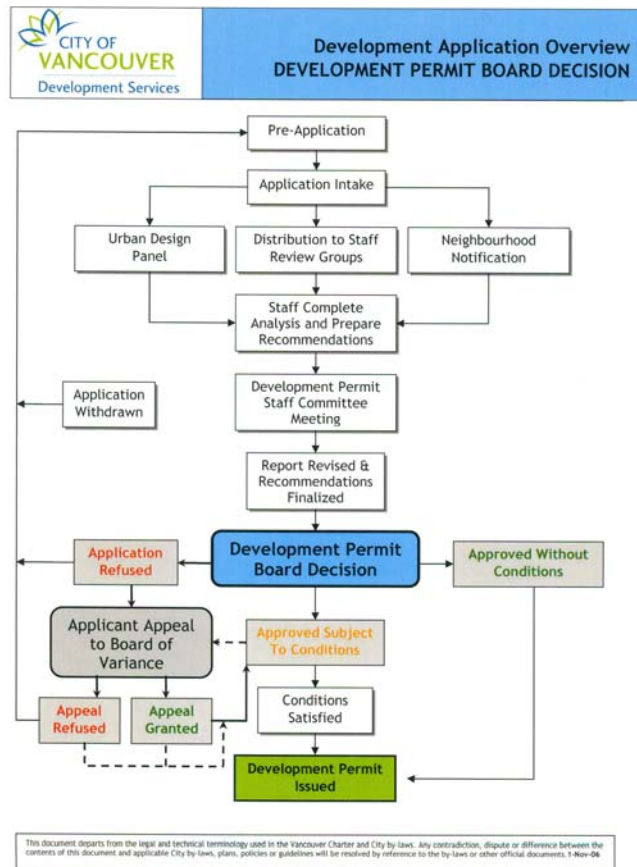
Discussion:

- *Is this Initiative competing with or taking over the role of the MPIC?*
  - No; initiative is intended to further the outreach capacity in implementing the Mount Pleasant Community Plan

## 5. Rize Development: Post-rezoning update

Cynthia Lau (COV) reviewed the development permit process (see Figure 1). This project is currently in the Pre-Application stage.

Figure 1: Process for Development Permit Board Decision



The Rize Team (Brent Beatson/ Mark Ostry/ Russell Acton/Alan Davies) is targeting submission of a Development Permit application by the end of the year. Mark Ostry presented changes to the project since Public Hearing, primarily relating to massing, use, parking and loading (see attached handout).

Changes include:

- Kingsway- height reduced by 4 feet, 1 level of commercial removed
- Broadway- height reduced by 32 feet, 1 level of commercial removed (118' now 86')
- Watson- height reduced by 43.5 feet at corner, and by 13 feet for remainder; retail on Watson in place of loading (which has been relocated below grade); parking access moved away from future transit plaza (70' corner now 26' / 78' overall now 64')
- 10<sup>th</sup> Avenue- no change in tower height; residential at grade in place of retail
- Retail space is now 38,000 sq. ft. Number of residential units increased by 80-90 units
- Shifted 46,000 sq. ft. from retail to residential

Discussion:

- *Same construction and design?*
  - No details yet for design, need to solidify massing first
- *What is the rationale for shifting floor space from retail to residential?*
  - Market demands and lower height implications for massing
- 10<sup>th</sup> Ave.- townhouses at grade
- Broadway height is taller than Lee building
- Studying massing- read as independent building blocks
- What about affordability? (E.g. high end condos, high end finishing?)
  - Not yet at detailed design stage; will look at materials, design, mix, layout, finishing, etc. in future
- *What about pocket parks, terraces with public access, permeability of the site?*
  - No access to courtyard, as determined at rezoning
- Where is the public space? Keep it engaging to the community.
- Keep the Plan in mind when going to drawing board
- Challenge architects to provide a greater building
- Ensure livability and affordable housing (young families, etc.)
- Explore turn swathes for trucks now, limit size of trucks for loading
  - Access is off of Kingsway, currently discussing this with COV
- Remove bubble gum wall

6. Updates and next meeting (Joyce Uyesugi/ Harv Weidner)

Next Meeting: December 13th at the Native Education College, from 7-9pm.

Agenda items for next meeting:

- 275 Kingsway development enquiry
- 348 East 7<sup>th</sup> Ave.- smaller townhouses across from Guelph Park (9 units)

Additional comments by MPIC re: Heritage

- Concern about heritage buildings not being retained
- Recommendation for MPIC to take on Heritage issue in Mount Pleasant.
- Is it worth retaining Heritage? Apartment zoning only? Retain house, add density at back?

Meeting Adjourned

(9:15 pm end)