



## Mount Pleasant Implementation Committee (MPIC) Meeting

Thursday, October 11, 2012

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

7:00 PM to 9:00 PM

### MEETING NOTES

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

**Regrets:** Stuart Alcock, Lynn Warwick, Robert Sutherland

**Participant Observers:** Julian Beckett, Randy Chattergee

**Guest Speakers:** COV Development Planner- Marie Linehan, WT Leung Architects Inc - Veronika Kreuels, Henning Knoetzele

**Meeting Notes:** Jennifer White

#### Introductions

Harv Weidner

**1. Development Permit Application: 2477 Carolina Street** (7:00 pm)  
Marie Linehan (COV)/ Veronika Kreuels/ Henning Knoetzele (WT Leung Architects)

Marie Linehan presented the development proposed for 2477 Carolina Street.

Location: corner of Broadway and Carolina

Lot Size: 132'x 122'

Current Zoning: C2-C

- up to 3.0 FSR
- 45ft in height

#### Proposal:

- Development application
- Fits within C2-C with high commercial base regulations and typical form (high commercial base, with residential storeys above)
- Proposing 2.4 FSR
- Commercial at grade, three levels residential
- Meets minimum 14' commercial heights to allow for viable retail as per Planning
- Residential lobby off of Carolina
- Two townhouse units off the lane
- 4 storeys on Broadway, 5 storeys at lane (drop in elevation)
- Residential and commercial parking off lane
  - Commercial at grade, residential underground

- Some portions within height envelope encroachment, steps down towards west.

Process:

Development Permit Application has been submitted and is undergoing internal technical review, which includes:

- Urban Design Panel occurs during the development permit review period (before the decision date).
  - Proposal goes to Urban Design Panel October 24<sup>th</sup>, 2012. Comments from the Panel will inform the application.
- Application will not go to DP board; it will be a Director of Planning approval. A sign will be installed at the site shortly with contact information. Mail notification to adjacent neighbors will also occur at that time.
  - The public can come to City Hall to view full size drawings. For this application, there will be no open house or public consultation beyond the standard notification procedure. Darren Lee (COV) will be the Project Coordinator.
- If the DP is approved, a letter will be sent to the applicant advising them of the approval, listing any conditions to be met prior to the issuance of a development permit - the 'prior to' letter. The requirement to make an appeal to the Board of Variance will be a condition in the prior to letter.
- Height encroachment relaxation (for 5 storeys at lane) will go to Board of Variance as a 'prior to' condition.
  - The BoV appeal will happen *after* the decision date but will not trigger DP Board. Development Permit Board and Director of Planning do not have jurisdiction over this matter.

City of Vancouver has reviewed the proposal at a preliminary stage and is supportive: encroachments are small; this is a difficult site due to grade changes; townhouse units will be a big improvement to the lane. Staff will recommend support for the proposal.

Discussion:

- Is this all market?
  - Yes it is an all market development.
- Is it too small for 20% non-market units?
  - Not a Rezoning
- The C-2C district schedule states that the FSR should be no more than 1.5 FSR for residential. If this site more than 1.5 FSR, is this a rezoning? What about CACs?
  - It is a mixed (residential and commercial) development, therefore is eligible for 3.0 FSR - this is within parameters of C-2C. (Section 4.7, clause 4.71)
- The community should get amenities because asking residential on 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> floors as per clause 3.3.2 of the C-2C district schedule.
  - The Provision meant to eliminate commercial uses on the 3<sup>rd</sup> floor or higher. The development is meeting minimums in terms of commercial height. Difficulties in fitting in height envelope due to slope at lane. (Section 3.3, clause 3.3.2, Residential uses only shall be permitted on the third floor of any building...)
- What about parking in this building?
  - Over the requirement for the parking by-law. Commercial and Residential parking off the lane. Separate entrances.

- 39 parking stalls, at grade
  - The parking is unique as the commercial parking has its own separate ground level entrance which will more likely get used. (drive in to at grade commercial parking and walk around)
  - What is the mode of construction?
    - 3 storey wood frame with concrete base
  - Are there any floor space exclusions?
    - enclosed balcony and underground parking excluded
  - When the sign goes up, make sure to inform the MPIC.
  - What about traffic studies for the proposal?
    - We will not ask for a traffic study. The proposal meets the parking and loading requirements
  - Any easements on site?
    - No
  - What about commercial parking relaxation? Seems that commercial parking would not be used off the lane.
    - It is a unique corner site so it may be very visible. It has a chance to be used.
  - Suggest providing 2 visitor spots in Commercial Parking
  - What about setbacks?
    - 2ft. setbacks on frontage. Meets the setback requirement. Setback requirement meant to provide wider sidewalks than what currently exists.
  - What about noise impacts, is special glass being installed?
    - Application will be reviewed by an acoustical consultant. Proposed enclosed balconies help with noise reduction in bedrooms.
  - Reduce some parking to make it more affordable.
- *Action: The City will inform the MPIC when the site sign goes up.*

## 2. Response to Developers (Main at 2<sup>nd</sup> and 7<sup>th</sup>)

Harv Weidner

The City summarized comments from meeting notes, forms and emails. In particular, comments were taken from what we heard at the meetings, e.g. height, density. The developers have also taken into consideration what they have heard at the meetings (e.g. to underground the loading, streetscape on the lane). If we want to send something to them then we have to go through it tonight. We also have to come up with a better approach to providing feedback.

### Discussion:

- Proposed heights are not acceptable.
  - The City is planning a workshop in November which will further address urban design issues for Main 2<sup>nd</sup> to 7<sup>th</sup> (as well as Broadway East). The City is advising developers to hold off on applications until after the workshop, and that they participate in the workshop
- What is our goal in terms of response to developers? Need to come up with a general sense to submit proposals to fit within current guidelines.
- We do need to respond. It has been months. There are certain criteria. We would like them to stick within those criteria, the Plan, Mayor's task force, etc...
  - The plan talks about 6 storeys with potential additional height.

- What about a flat rate CAC on additional FSR vs. land lift?
- Be mindful of Plan objective to create more affordable housing.
- Need to provide developers with a simple, straightforward response.
- *Action: Michelle will draft up a response to developers and staff will circulate via email for comments.*
- *Action: The City will not submit the summarized feedback forms to the developers and one member wants copies of the individual feedback form submissions.*

### 3. Implementation Work Program

Joyce Uyesugi

City staff presented the draft work program and public consultation for implementing the Mount Pleasant Community Plan.

- Targeting a report to Council in Fall 2013.
- 4 key work streams: Broadway East Revitalization (outreach to businesses underway, business survey to be undertaken in October), Urban Design Framework for Main 2<sup>nd</sup> to 7<sup>th</sup> and Broadway East, Public Realm Plan (PWL hired as consultants), Public Benefits Strategy
- COV is partnering with the *Weaving People, Policy and Place Together* (WPPPT) initiative sponsored by the Mount Pleasant Neighbourhood House.

Jocelyne Hamel provided an update on the MPNH and the WPPPT work.

- Clarify that MPNH and *Weaving* initiative is not the City. Mandate is to generate broader community engagement and to support collaborative work that engages all stakeholder groups. Grant support is also to help capture successes and useful practical guidelines emerging from the Mount Pleasant community's early engagement with developers.
- Initial focus in broad community outreach/engagement will be on Revitalizing Broadway East.
- The *Weaving* project will also support broad community engagement in Public Realm Improvements (neighbourhood-wide) and Mount Pleasant's Public Benefits Strategy.
- Started doing walking tours in concert with 2 recent events (40 people have engaged in the walking tours).
- Intent of the *Weaving* initiative is to have more community engagement, to get people participating, get people thinking about different ideas about the neighbourhood, and to support all stakeholders in working with, and through, diverse interests and perspectives to find common ground.
- Web site forthcoming. In the interim, updates via [WeavingPPP@mpnh.org](mailto:WeavingPPP@mpnh.org) list, plus postings on the Neighbourhood House website (Community Development page).

#### Discussion:

- Like the civic literacy idea, like the concept of showing areas that have been successful.
- How are you receiving and keeping track of the feedback?
  - Verbal feedback and mapping exercises. Survey results will be posted on the website once it is complete.
- Who has conducted walk tours?

Sylvia Holland (Project Facilitator) , MPNH Community Developer (Blanca Salvatierra), MP residents Stuart Alcock, Sarah Farina (MPNH Board director also) and Andrew Martin (Vancouver Public Space Network) , all of whom first prepared with a review of the MP Community Plan

- *Action: Jocelyne will email out the draft plan for WPPPT initiative*

Joyce presented a draft program for the November 18<sup>th</sup> workshop.

#### Discussion:

- How will you be notifying the community?
    - It is an all day workshop, not an Open House. Emails out and posters (targeting 50-60 people).
  - Recommend staff also invite lower Main Street businesses (e.g. Western Front)
  - Provide clarity to public about public art on private property.
  - Recommend that all workshop attendees participate in both the Main 2<sup>nd</sup> to 7<sup>th</sup> and Broadway East. Allot less time for each exercise.
  - Does not feel that the session is robust. Too much information on November 18<sup>th</sup>.
  - Suggest that participants who attend the workshop be provided a coloured name tag that identifies them as resident, business, service provider, etc...
  - Stephen would like to present his and Lewis's work at the workshop
  - Recommend looking back to past surveys, transcripts, etc... during the planning process
  - How will you engage residents and the broader community in Broadway East work?
    - Through business networks, posters, online opportunities, WPPP opportunities
  - Suggestion to provide information on implementation work in the notice accompanying property taxes.
- *Action: Staff to follow up with Corporate Communications on this last suggestion*

#### **4. MPIC Terms of Reference follow-up**

Joyce Uyesugi

- Staff informed the MPIC that updates have been made to the Terms of Reference to reflect comments received Sept. 26<sup>th</sup>, and highlighted some specific changes.
- The current MPIC membership list including representation was reviewed, with gaps identified for youth, seniors, single parents, and families with young children.
- Staff will seek to recruit more members through communications (email and web), outreach, and at upcoming events. Staff suggested that the selection of a community co-chair for the MPIC occur after these recruitment efforts have been made.

#### **5. Updates and next meeting**

Joyce Uyesugi/ Harv Weidner

- *Action: Staff will follow up on any updates on the Rize CAC consultation process.*
- *Action: As requested, staff will send business meet and greet info to MPIC*

Next Meeting: Thursday November 8<sup>th</sup> at the Native Education College, from 7-9pm.

Proposed Agenda items for next meeting:

- May have updates on business surveys. As well as some updates from meetings with specific businesses. Doing a meet and greet next week with businesses.
- Mayor's Task Force on Housing Affordability

Meeting Adjourned

(9:25 pm end)