

# THE PROCESS



## CONSULTATION

- DEC. 2009 TO PRESENT
- PUBLIC INPUT + ENGAGEMENT THROUGH COMMUNITY ADVISORY GROUP, WORKSHOPS, NEIGHBOURHOOD GROUPS, PUBLIC OPEN HOUSES, ETC.
- CITY OF VANCOUVER INPUT +OVERSIGHT - URBAN PLANNING, ENGINEERING, SOCIAL PLANNING, PARKS
- DESIGN EXPLORATIONS

WE ARE  
HERE!

## POLICY STATEMENT

- CITY OF VANCOUVER PUBLIC CONSULTATION PROCESS
- GUIDELINES FOR USE, FORM, + DESIGN OF DEVELOPMENT
- STAFF REPORT / URBAN DESIGN PANEL REVIEW
- PUBLIC HEARING
- CITY COUNCIL DIRECTION

## RE-ZONING

- FURTHER, MORE DETAILED, DESIGN DEVELOPMENT
- FURTHER URBAN DESIGN PANEL REVIEW
- FURTHER CONSULTATION
- FURTHER CITY COUNCIL DIRECTION

## DEVELOPMENT PERMIT

- MORE SPECIFIC DETAILED DESIGN DEVELOPMENT
- TECHNICAL REVIEWS / URBAN DESIGN PANEL REVIEW
- FURTHER CONSULTATION

## BUILDING PERMIT

- DETAILED BUILDING + SITE DESIGNS
- TECHNICAL REVIEWS



# PUBLIC CONSULTATION PROCESS

COLOUR KEY:	MEETING / EVENT:		
Public Open Houses	1/2 Public Open Houses - #1 RPCC / approx. 150+ attendees / 75 comment forms completed	Dec. 5 & 8, 2009	PROJECT INTRODUCTION Public Input/Comments
RPSC Group	3 RPSC Group RPCC / approx. 8-10 attendees incl. Jim Green & Assoc.	Dec. 8, 2009	
LM Neighbourhood House	4 LM Neighbourhood House Meeting #1 LMNH Board Meeting / attended by architects and Jim Green & Assoc.	Jan. 13, 2010	
Community Advisory Group	5 Advisory Group Meeting #1 RPCC / approx. 40+ attendees / formation of Advisory Group	Jan. 26, 2010	
Adjacent Neighbours	6 N.E. Quadrant Adjacent Neighbours Meeting #1 RPCC / approx. 25+ attendees / information exchange session	Jan. 27, 2010	
Community Groups / Misc.	7 Stanley King Workshop - Public Open House #2 Gen. Brock School / approx. 60+ attendees / "co-design" session	Feb. 3, 2010	SITE VISIONING Workshop #1 Public Input/Comments
Former/Future Residents	8 Drift Arts Group Meeting RPCC / 5 attendees & Holborn team / information exchange session	Mar. 9, 2010	
	9 RPSC Housing Sub-committee RPCC / approx. 8-10 attendees incl. Jim Green & Assoc.	Mar. 10, 2010	
	10 Former/Future Residents Meeting #1 RPCC / approx. 15+ attendees & Holborn team / information exchange session	Mar. 13, 2010	
	11 Advisory Group Meeting #2 RPCC / approx. 25+ attendees / re-cap of co-design exercise and site analysis intro.	Mar. 25, 2010	SITE VISIONING AG - Workshop #2
	12 Advisory Group Meeting #3 RPCC / approx. 30+ attendees / workshop evaluations of various site scenarios	Apr. 15, 2010	SITE PROGRAMMING AG - Workshop #1
	13 RPSC Group RPCC / approx. 16 attendees incl. Jim Green & Assoc.	Apr. 21, 2010	
	14 N.E. Quadrant Adjacent Neighbours Meeting #2 Holborn Main St. Office / approx. 20 attendees / Project Process update presentation by architects	Apr. 29, 2010	
	15 Olympic Village / SEFC Tour for Advisory Group Field Trip / approx. 15+ attendees / Tour of SEFC led by Scot Hein of City Planning	May 4, 2010	
	16 Advisory Group Meeting #4 RPCC / approx. 25+ attendees / site analysis and planning workshop	May 11, 2010	SITE PROGRAMMING AG - Workshop #2
	17 "Density" Presentation - CoV to Advisory Group RPCC / 5 attendees plus City Staff and proponents / "density" discussion	May 20, 2010	
	18 Advisory Group Meeting #5 RPCC / approx. 28+ attendees plus City Staff and proponents / review of six site programming scenarios	May 25, 2010	SITE PROGRAMMING AG - Workshop #3
	19 RPSC "Public Meeting" Gen. Brock School / Meeting convened by RPSC / approx. 125 attendees / attended by James Cheng and Jim Green & Assoc.	June 2, 2010	SITE PROGRAMMING Public Input/Comments
	20 Former/Future Residents Meeting #2 RPCC / approx. 20+ attendees / Project process update by architects	June 8, 2010	
	21 Advisory Group Meeting #6 RPCC / approx. 30+ attendees plus City Staff and proponents / evaluation of four site programming scenarios	June 8, 2010	SITE PROGRAMMING AG - Workshop #4
	22/23 Public Open Houses - #3 RPCC / approx. 150+ attendees over two sessions / comments all collated by City Staff	June 12 & 15, 2010	
	24 CoV Urban Design Panel Presentation City Hall / UDP Board (6 members) plus community members and proponents in audience / James Cheng presentation of site programming process to date	July 14, 2010	
	25 LM Neighbourhood House Meeting #2 LMNH Board meeting plus City Staff and proponents / information exchange session	Sept. 8, 2010	
	26 Advisory Group Meeting #7 RPCC / approx. 25 attendees plus City Staff and proponents / site plan "consensus"	Sept. 13, 2010	CONSENSUS SITE PLAN AG discussions
	27 Presentation to Riley Park Community Centre Board RPCC / approx. 10 Board members in attendance / JCA & Jim Green presentations	Sept. 23, 2010	
	28 N.E. Quadrant Adjacent Neighbours Meeting #3 RPCC / approx. 24 attendees / City Staff present / information exchange session	Oct. 19, 2010	
	29 Former/Future Residents Meeting #3 Holborn Main St. Office / "process update" presentation by architects	Dec. 4, 2010	
	30 Chinese Community / Main St. Businesses Holborn Main St. Office / presentation by James Cheng	Feb. 12, 2011	
	31 Former/Future Residents Meeting #4 Holborn Main St. Office / "process update" & unit planning presentation by architects Attended by approx. 20+ former residents & some members of the Advisory Group	Feb. 26, 2011	
	32 LM Neighbourhood House Meeting #3 LMNH Board meeting with architects / programming planning design session	Mar. 3, 2011	
	33 Former/Future Residents Meeting #5 RPCC / Meeting attended by Shayne Ramsay - BC Housing Attended by approx. 25+ former residents	Mar. 30, 2011	
	34 Advisory Group Meeting #8 RPCC / approx. 35 attendees & City Staff / massing/density workshop no. 1	Mar. 30, 2011	MASSING/DENSITY Workshop #1
	35 Advisory Group Meeting #9 RPCC / approx. 35 attendees & City Staff / massing/density workshop no. 2	Apr. 28, 2011	MASSING/DENSITY Workshop #2
	36 Advisory Group Meeting #10 LMNH / approx. 35 attendees plus City Staff and proponents / Coriolis Proforma & review of "What was learned" from 2 previous massing/density workshops with AG	May 31, 2011	PROFORMA FINANCIALS
	37 Presentation/Meeting with Musqueam Nation representatives Joo Kim Tiah, James Cheng, & Jim Green meeting with Musqueam to provide and update on the status of the project and process to date	June 10, 2011	
	38 Advisory Group Meeting #11 RPCC / Architects' Massing/Density Scenarios / Coriolis Proforma / Traffic Analysis	June 28, 2011	PROFORMA FINANCIALS MASSING/DENSITY
	39 Advisory Group Meeting #12 RPCC / CoV and Architects' preview of material for upcoming Public Open Houses	July 5, 2011	MASSING/DENSITY AG discussions
	40/41 Public Open Houses - #4 RPCC / Architects' Massing/Density Scenarios / Coriolis Proforma / Traffic Analysis	July 9 & 12, 2011	MASSING/DENSITY Public Input/Comments
	42 Advisory Group Meeting #13 LMNH / CoV and Architects' reporting "what was learned" from Public Open Houses	Sept. 20, 2011	MASSING/DENSITY AG discussions
	43 Advisory Group Meeting #14 Hillcrest CC / review of architects' proposed scheme / tree analysis / City comments	Dec. 8, 2011	PROPOSED MASSING/DENSITY AG discussions
	44 Advisory Group Meeting #15 LMNH / review of presentation material for upcoming Open Houses	Jan. 23, 2012	OPEN HOUSE PREVIEW AG discussions
	45/46 Public Open Houses - #5 Brock School / review of architects' proposed Development Framework scheme	Jan. 26 & 28, 2012	PROPOSED DVLT. FRAMEWORK Public Input/Comments



WHAT WAS HEARD FROM THE PUBLIC CONSULTATION PROCESS

# NEIGHBOURHOOD CONSIDERATIONS

SITE ACCESSIBILITY / PERMEABILITY



HEIGHTS OF BUILDINGS



EDGE TRANSITIONS



SHADOW IMPACTS



HOUSING AFFORDABILITY



HOUSING TYPES + MIX



ACKNOWLEDGING THE SITE'S  
HISTORY / MEMORY



TRAFFIC IMPACTS



AMENITIES



SOCIAL + ECONOMIC IMPACTS



ENVIRONMENTAL / SUSTAINABILITY