

Kennett, Bonnie

From: Neal Jennings s.22(1) Personal and Confidential
Sent: Tuesday, October 03, 2017 6:16 PM
To: Public Hearing
Cc: Mount Pleasant Community Update; s.22(1) Personal and Confidential Uyesugi, Joyce Lee; Mayor
Subject: Re: Mount Pleasant Community Update - Notice of Public Hearing

Hello,

I'm writing to express my support for this project, and my disappointment that this is taking so long. This was announced by the mayor almost a year ago now as part of the city's big contribution to the housing crisis, and I'm honestly a little surprised to learn that this has had to go through a second application because the previous one was too "formal and symmetrical," among other things. While I do think we need attractive architecture in the city, what we need more is housing, especially social housing. I would especially hope, given this is being advanced by an agent of the city, that the city's urban design panel could in future communicate its demands to city applicants in advance so that these projects can move forward more quickly. That said, I'm also a little dumbfounded that the city is applying to *itself* for a permit. I understand the need for public consultation, but this seems a little absurd.

All that said, I strongly urge the city to advance this project as soon as possible. The city needs this housing, and absolutely does not need the barely-used surface parking lot that is currently there. In the midst of the housing crisis the city finds itself in, any further delays on this project would be irresponsible. As a resident of the Mount Pleasant neighbourhood, I really look forward to meeting my new neighbours.

Besides the social housing component that is badly needed, this lot is currently a massive gap in the shopping district along Main Street - it basically turns Main Street from thriving neighbourhood shopping district to complete dead zone almost instantly. I look forward to the commercial spaces in this building finally connecting Main Street to make the area much more appealing to walk in. I'm disappointed not to see a bike share station situated in the park area as Mount Pleasant is vastly underserved by Mobi as it is - this would be an ideal location for a station given the available open space, the proximity to shopping, and the proximity to a major transit intersection (Main/Broadway/Kingsway is served by five different bus routes and, should any level of government ever decide to pay for it, will eventually be served by a subway station).

Finally, I urge the city to consider impacts to the transportation network during the construction period. The Main/Kingsway/7th intersection was identified in the Mount Pleasant Industrial Area zoning changes as an intersection that could be changed to improve safety and traffic flow in light of the zoning changes for the broader area. I would urge the city to accelerate the transportation changes at this intersection to provide for safe passage by pedestrians and cyclists through the area during the construction period. In particular, I have recently live through two years of frequent sidewalk closures at Kingsway and 11th, with the inability to cross Kingsway safely to avoid these closures. If new traffic lights are put in along Main Street before this site is constructed on, it will be much safer for pedestrians navigating around this site during construction - without this, I guarantee that people will be forced to cross without a light at 6th and/or 7th during crane movements or other construction closures. Main Street is not safe to cross in this area, as it is effectively a highway, and care should be taken to ensure safety throughout this period.

In closing and to summarise - please, let's get on with this development, and take care of the transportation network while you're at it.

Thank you,

Neal Jennings

s.22(1) Personal and Confidential

On Tue, Oct 3, 2017 at 4:45 PM, <mpeu@list.vancouver.ca> wrote:



This Mount Pleasant community update shares information about events and programs of interest to the Mount Pleasant community. To find out more about the Mount Pleasant Community Plan and Implementation Strategy, please visit: vancouver.ca/mountpleasant.

Dear Mount Pleasant community member,

This update provides information regarding the upcoming Public Hearing for a proposed development in Mount Pleasant.

Public Hearing – 2221-2223 Main Street

The City of Vancouver has received an application from Catalyst Community Development Society and Marcon Developments, on behalf of the Vancouver Affordable Housing Agency, as agent for the City of Vancouver, to rezone 2221-2223 Main Street from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a stepped nine-storey mixed-use building with 145 social housing units and commercial uses at grade. A height of 30.8 metres (101.1 feet) and a floor space ratio (FSR) of 3.33 are proposed.

A public hearing for this application will be held on October 17, 2017. For more details about the public hearing, and how to sign up to speak at it, please see the details below:

Public Hearing:

Tuesday, October 17, 2017, at 6 pm

City Hall, 453 West 12th Avenue

Third Floor, Council Chamber

2221-2223 Main Street

Lot 6; Lot 7, except the south 6.44 feet; Amended Lot 8 (See 124528L); Lot 9; Lot 10; and Lot 11, all of Block 37, District Lot 200A, Plan 197; PIDs: 013-420-283; 013-420-305; 005-173-019; 005-173-027; 005-173-043 and 005-173-051 respectively

FOR MORE INFORMATION ON THIS APPLICATION:

<http://rezoning.vancouver.ca/applications/2221main/index.htm>

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually before 5 pm, October 17, 2017, by emailing publichearing@vancouver.ca or by calling 604-829-4238. You may also register in person at the door between 5:30 and 6 pm on the day of the Public Hearing. You may submit your comments by email to publichearing@vancouver.ca, or by mail to: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, 3rd Floor, Vancouver, BC, V5Y 1V4. All submitted comments will be distributed to Council and posted on the City's website. Please visit vancouver.ca/publichearings for important details.