

Transcripts from the First M27 Workshop

January 25, 2009



The following document is a collection of transcripts of comments made by community participants at a Main 2nd to 7th Light Industrial Area (M27) workshop held on January 25, 2009. The workshop forms part of the Mount Pleasant Community Planning Program (www.vancouver.ca/mountpleasant). This workshop will be followed by a second workshop where options and directions suggested by participants at the first workshop will be assessed and refined.

How the Transcripts were recorded

The workshop was attended by approximately 80 people. Participants divided themselves into four groups. Following guided site visits to the M27 study area, ‘creative sessions’ were held, facilitated by urban designers, to find out key concerns and aspirations held by workshop participants. Posters with potential options/directions and maps were used to encourage discussion and record people’s ideas.

Understanding the Transcripts

The possible Directions that appear in normal type came out of previous Community Plans for Mount Pleasant and from related Community Plans for other parts of the City. Those in *italic type* are other possible directions suggested by Mount Pleasant Plan Fair participants, or on “feedback forms” distributed to local community groups, and at previous Mount Pleasant Community Workshops and on the Mount Pleasant web site.

“Discussion” points **in bold** (right hand column) are transcribed directly from notes made by workshop participants and urban designers/facilitators on posters or on maps at the workshops. “Discussion” points shown in ***bold italics*** are based on comments made by workshop participants during site visits in the initial part of the workshop. Accompanying each transcript is a photograph of the map(s), with comments, that were produced at the workshop.

Possible Options/Directions	Discussion
<p>PROVISION OF SHOPS & SERVICES</p> <p>1. Additional commercial density should be located along Broadway, especially near the ‘hub’ where Broadway intersects with Main, to expand the provision of shops and services, to encourage job growth, and to respond to improvements in public transportation (e.g., UBC Millennium Line extension, street-car extension from False Creek).</p>	<p>Should the ‘hub’ include the Main 2nd to 7th area? If so, where, what changes should occur, and why?</p> <ul style="list-style-type: none"> - Main St. is key to area – rest will follow - Nestor’s size grocery store on Main or like commercial drive shops - Small scale retail on Main - Main / Broadway character - Extend retail shopping area north to 6th Avenue - 2nd to 6th galleries and artist related uses; local serving retail - More speciality outlets 7th to 2nd Ave - NO Big Box Stores - Main St. 2nd Ave to 6th Ave retail with medium density residential - Retail on Main 1st floor and production on 2nd floor and above - Extend IC-3 across Main St. plus more retail - Transitional uses to residential. Industrial uses between Scotia & Main as with Quebec to Main - Mix retail and residential down Main - Create/use basic boxes for “incubator” type usages - Most buildings on Main St. should redevelop
<p>2. There should be a wide range of local-serving shops and services located in the Main 2nd to 7th area (<i>Plan Fair participants suggested encouraging Uptown-like variety of businesses; building mixed use development with residential above shops; putting in awnings, outdoor patios, restaurants; and promoting evening activities. Some participants suggested retaining industrial development and mixing it with commercial development, while others recommended removing or relocating the industrial businesses from the area. Auto-oriented services should be discouraged.</i>).</p>	<p>What types of stores/services are missing?</p> <ul style="list-style-type: none"> - Small produce stores are best. No typical “grocery story”. - Main has no place to get basic groceries - More retail and mix of service and food - Art supply stores and art gallery - Grocery store small scale (like Commercial Dr. produce shop) - Use side streets as places for grocery stores - Need a few key, catalyst services like Sticky Jims - Restaurants with patios, indoor skate park, recreational gym (rock climbing) - Art store - Recreational amenities along bike route - Inexpensive, artys, stylish restaurants like the Whip, Foundation, or Narrow restaurants. - Encourage music, art gallery, true live/work, designers, architects, and cultural industries

	<ul style="list-style-type: none"> - <i>More recreation: pool, ice rink, and skateboard park</i>
<p>3. Supermarkets are important “anchors” for neighbourhood shopping areas. (<i>Plan Fair participants suggested either a smaller, neighbourhood grocer or a larger grocery store is needed in the area</i>).</p>	<p>Where?</p> <ul style="list-style-type: none"> - Grocery store (small/med) best at /near 2nd
<p>4. Encourage retail to wrap onto more side streets and lanes</p>	<p>Where?</p> <ul style="list-style-type: none"> - Just east and west of Main, 1 block either side - Yes, retail/restaurant are successfully wrapping around corners in Main/Broadway area – bring street life along avenues, off Main

Possible Options/Directions	Discussion
<p>SHOPPING MALLS & BIG BOX</p> <p>5. Additional major shopping malls, and ‘big box’ stores which sell groceries, clothing, and other daily needs, should not be permitted to locate where they will harm the economic health of the local shopping areas in Mount Pleasant (<i>Plan Fair participants favoured local, small businesses with interactive storefronts rather than big-box or chain stores in the area</i>).</p>	<p>Do you agree ? Why?</p> <ul style="list-style-type: none"> - Group says no – leave big box to Cambie - No Big Box like Cambie - Santa Barbara approach-local serving outlets - No mini malls - No big box – no lower Cambie - Don’t want another Cambie St. Big Box - Nesters/Choices to illustrate <u>scale</u> only. - Locally owned and reasonably priced
<p>6. Some specialty outlets (e.g. electronics, toys, pets stores) might act as positive anchors or attractions if they are located in the Main 2nd to 7th area. They should be considered if they are designed to fit properly. [Note: the City’s recent study of the West Broadway/Arbutus local shopping area recommends a maximum store size of 40,000 sq. ft.]</p>	<p>Do you agree? Why?</p> <ul style="list-style-type: none"> - No stores over 5,000 ft. - 10,000 sq. feet max or even 5,000 sq. feet max. - Keep local, small shops and artsy feel to Main - Yes, if they fit property - Yes, if they are small like boutiques - No strip malls!! - Encourage high-tech companies to move into area, provide jobs - Good opportunity in old Scotia Bank building at 2nd and Main

Possible Options/Directions	Discussion
<p>TRANSPORTATION FACILITIES AND NETWORKS</p> <p>7. Develop a Kingsway – Quebec Connector to relieve the Kingsway/Main/ 7th intersection and reduce congestion on Main Street north of Kingsway.</p>	<p>Do you agree? Why?</p> <ul style="list-style-type: none"> - No Quebec Connector; it will attract traffic - Quebec Connector will get traffic off 7th & main - Waste of great site for connector - Convert those city lots to green space and community use - Keep traffic out of neighbourhood - Lots of cyclists use Quebec and Ontario.
<p>8. Provide good connections, address impacts, improve building design, and enhance public realm associated with <i>Southeast False Creek, Granville Island, Great Northern Way Campus, Downtown, and future transit projects (e.g. the extension of the Millennium Line along Broadway out to UBC, and the proposed rapid transit stations at Great Northern Way Campus and at Broadway and Main).</i></p>	<p>Are there other important connections to this area?</p> <ul style="list-style-type: none"> - Plan and link the two transit stations on Main at 2nd and at Broadway - Encourage walking, cycling, to create “vitality” - Encourage traffic to stay on Main St. and encourage more cycling, skateboarding, rollerblading, etc. in the neighbourhood - To Olympic village and associated seawall
<p>9. Provide good connections with, address impacts of, and improve building design and public realm associated with the extension of the Street Car Line from Gastown to Broadway and Main.</p>	<p>How?</p> <ul style="list-style-type: none"> - Street car down Quebec, keep cars on Main
<p>10. <i>Provide efficient transit service on Main St. by providing better connections to downtown, more frequent service, and signal priority measures.</i></p>	<p>How?</p> <ul style="list-style-type: none"> - Support streetcar loop up Main down Quebec (loop at 10th) - Streetcar should be “mass transit” not tourist transit - #3 Main bus is painfully slow, especially during rush hour. Improve N/S transit access from Main/33rd to downtown core (can take 45 minutes to get from 33rd and 2nd during winter) - Want “Showcase” treatment in M@&: street trees, bus bulges, wide sidewalks - #22 Bus at Clark, hard to get to from Science World Skytrain - Bus shelter at Main and 2nd

Possible Options/Directions	Discussion
<p>TRAFFIC SAFETY AND PARKING</p> <p>11. Along Main, shops and services should be continuous along the ground floor of buildings. Ground floor frontage should not be interrupted by driveways, drive-throughs, parking lots, or building fronts that are not ‘pedestrian friendly’</p>	<p>Explore why/where/how this could happen?</p> <ul style="list-style-type: none"> - Emphasize pedestrian friendliness - Keep traffic on Main - More trees - Grants for small local businesses. More like south Main on W. 4th or the Drive
<p>12. Sidewalks and street crossings should be made safer for pedestrians (<i>Plan Fair participants suggested installing more east/west crosswalks with activated lights across Main St., widening sidewalks, installing traffic islands and centre medians, planting street trees, and addressing pedestrian and car safety concerns at 2nd and Main St</i>)</p>	<p>What and where?</p> <ul style="list-style-type: none"> - Make pedestrian friendly areas (e.g. wider sidewalks, traffic bulges so buses tuck in and bikes can pass, and trees) - A light, visually non-intrusive ped/bike bridge across Main might be useful - Put in medians like in Squamish
<p>13. Convenient short-term parking, including curbside parking, should be available for customers to help keep the retail viable and reduce impacts on neighbours</p>	<p>Where?</p> <ul style="list-style-type: none"> - Keep the same parking standards - Keep develop parking standards - Along Main and 1 block on either side (some 2 hr parking) - Eliminate all surface parking and bury it under buildings (using slope for access). This might elevate traffic and help speed up transit down Main. - Provide ample parking in residential buildings to free up spaces for visitors and people using stores
<p>14. <i>Help retain small businesses by having parking exemptions for small sites or along transit routes.</i></p>	<p>Where and how would this help?</p>
<p>15. <i>Support businesses and local services that encourage pedestrian activity</i></p>	<p>How can shops support pedestrian activity?</p> <ul style="list-style-type: none"> - Up and down Main have small shops. People will come and shop further down they street as they do at Main and 20th. - Better more welcoming entrances, contemporary, industrial style (no faux historic)
<p>16. <i>Make intersections safer for bicyclists (e.g. 5th and Main and future connection to #1 Kingsway), and provide more bike racks near stores, apartments buildings, and parks.</i></p>	<p>Where?</p> <ul style="list-style-type: none"> - No underground crossing at Kingsway and 7th - Four-way traffic lights - Integrate bike routes with some “cross-country” features

Possible Options/Directions	Discussion
<p>HERITAGE, CHARACTER, AND CULTURE</p> <p>17. Reinforce Uptown as an historic area: its buildings, 'flavour', 'feel'.</p>	<p>How might this affect planning for the Main 2nd to 7th area?</p> <ul style="list-style-type: none"> - Develop a theme for area - Build substantial buildings - Low rise & keep to brick or industrial materials - Need "theme" and stick to it - Need quality and creativity - Focus on art in M27 - Yes, down to 2nd with more emphasis on industrial, contemporary, future-oriented. - <i>Hill and skateboards</i> - <i>Keep arts and warehouse character mix up</i>
<p>18. Add to the Heritage Register of building, streetscapes, and places, identifying buildings of architectural, cultural, and historic value; develop heritage retention guidelines and incentives. (Plan Fair participants suggested day-lighting Brewery Creek)</p>	<ul style="list-style-type: none"> - If historic building is of high material and quality convert it to modern lofts, if in poor condition, tear it down.
<p>19. Identify and retain neighbourhood character landmarks, or use them to inspire new urban design.</p>	<p>Which ones? How?</p> <ul style="list-style-type: none"> - Recognise Brewery Creek in more places - Converted Brewery Creek lofts (Candy Factory) are the best template for attitude toward history. They are authentic, durable, and adaptive reuse is contemporary. Put artistic and creative aspect of area into design guidelines with lots of latitude for creative contemporary buildings. 1 and 2 story generic concrete boxes on west side of Main could be suitable for Eric Owen Moss or Culver City (e.g. see Samitaur Building or The Box) type architectural experiments. - <i>What about interpreting native stories and the more recent industrial history?</i>
<p>20. Incorporate urban design considerations in determining Main 2nd to 7th policy, including:</p> <ul style="list-style-type: none"> • Topography, views, and natural features • Open spaces and mini-parks • Bikeways and Greenways <p>Existing urban fabric (including building types,</p>	<p>How?</p> <ul style="list-style-type: none"> - Promote arts community and review zoning to allow for this - Preserve view with 4-6 stories max. Preserve view cone at 6th/Main. - Design parks; green but urban; not just

<p>thoroughfares, pathways, frontages, and streetscapes)</p>	<p>leftovers.</p> <ul style="list-style-type: none"> - Reinforce bike route on 5th with 4 way traffic light. - Make store entries more approachable off of Main, but emphasize light industrial aesthetic, no faux historic, Disney stuff.
<p>21. Provide facilities, spaces, and places for the creation, production, exhibition, experience and enjoyment of artistic expression in all its forms.</p>	<p>Where?</p> <ul style="list-style-type: none"> - Make spaces low-cost, high ceiling spaces. More live/work building, extend IC3 zoning across Main
<p>22. <i>Create design guidelines for new developments to ensure they fit into the area's character. (Plan Fair participants suggested igniting this discussion with lively debates and design competitions).</i></p>	<p>What features should new buildings have/not have?</p> <ul style="list-style-type: none"> - Design guidelines okay but must allow for innovation. Most of best building in area are west of Main (e.g. new lighting company building; seems unfettered by design guidelines) - Material and size guidelines good, style guidelines bad.
<p>23. <i>The City should encourage new developments (plus renovations and additions) to adopt green building design guidelines. (Plan Fair participants recommended green roofs, energy efficient systems, recycle/green materials, and sustainable landscaping).</i></p>	<p>Where and how could this happen?</p> <ul style="list-style-type: none"> - Industrial style design guideline - Buildings need to be built well - Should last 100+ years - Industrial design with contemporary emphasis - All new buildings follow green guidelines; city gives tax breaks

Possible Options/Directions	Discussion
<p>SERVICES AND SAFETY</p> <p>24. <i>Increase police presence and make area safer from criminal activity (e.g. prostitution, drug, and graffiti).</i></p>	<p>How can we reduce crime?</p> <ul style="list-style-type: none"> - More street life - Community police office - More pedestrian activity on street - Don't arrest skateboarders - Graffiti is a form of visual art and this is an artistic area, so lay off
<p>25. <i>Provide more services in the area: community drop-in centre; medical centre; day care and youth centre; community and recreation centre with library and pool). (Plan Fair participants recommended building a rehab centre and social services for drug users, sick, and disable, while others suggested moving social services for the homeless to other areas)</i></p>	<p>What services are missing?</p> <ul style="list-style-type: none"> - Police don't hassle young people - More social housing especially in small sizes - Need a high school - Social services for poor; put drug rehab elsewhere - Build a pool and youth centre - Indoor skateboard park or small skate spot - Medical drop-in centre (24 hr)

Possible Options/Directions	Discussion
<p>PUBLIC REALM: AMENITIES & COMFORT</p> <p>26. The appearance of the Main 2nd to 7th area should be improved through efforts of private businesses and the City (e.g., create outdoor patios with benches, more landscaping, corner bulges; banners, hanging baskets, and awnings; special lighting, bike racks; public notice boards/directory; public plaza; public art, murals, special paving, drinking fountains)</p>	<p>Does Main 2nd to 7th have a “special character” that should be maintained and strengthened, or should that character be changed? What are the key factors which contribute to the making of a “special character”, and need to be emphasized in the Community Plan?</p> <ul style="list-style-type: none"> - More trash cans, planters, trees, canopies, etc. - More landscaping on median along Main and on street - M27’s character is more light industrial than residential. Should be an artistic/cultural area with an industrial flavour.
<p>27. Sidewalks, gutters, lanes, parking lots, storefronts, garbage areas, and loading bays should be kept cleaner and maintained better by both private businesses and the City</p>	<p>Everywhere, or particularly in certain locations?</p> <ul style="list-style-type: none"> - Yes, but I like to see artists’ stencils, drawings, posters on walls, graffiti too.
<p>28. Business Associations and BIAs should be encouraged and strengthened, with organizational assistance from the City. They should be involved, together with residents, in promoting shopping in their areas and organizing services and activities to attract shoppers</p>	<p>What kinds of promotions, services and activities?</p>
<p>29. <i>Provide more parks, open space, and opportunities for creating community gardens. (Plan Fair participants said the area needs more benches with views, a soccer field, baseball diamond, dog area, outdoor stage, skate park, and converting the parking lot at 7th and Main into a park).</i></p>	<p>Where?</p> <ul style="list-style-type: none"> - No swimming pool in close vicinity of Mt. Pleasant – we need one - Trade park on 7th east of Main for city land for site - Potential greenspace on east side of Main on 7th - Hole at 7th should be temporary greenspace - Encourage rooftop gardens and greenspace - Redevelopment should respect Brewery Creek – landscape and restore creek - Skatepark area, climbing rock, obstacles for trial bikers, more landscaping, urban farming, mini parks, and galleries (use lot on 7th) - Make public spaces have industrial character. Based on authentic industrial history, also acknowledging future visions, even digital visions. “Schouwburgplein Plaza” by West 8 in Rotterdam is too large for this neighbourhood, but illustrates this point of view.

30. Street trees contribute to the pleasant character of the street, as well as bringing visual consistency. Existing trees should be kept and maintained. Their impact should be enhanced by adding trees where they are missing as well as on new corner bulges and on side streets.

Where?

- **Add street trees to Main St.**
- **Plant more fruit trees**
- **Landscape median on Main where possible**
- **More landscaping in front of buildings**
- **Get new buildings on Main to have larger set back to widen sidewalks**

Possible Options/Directions	Discussion
<p>A NEIGHBOURHOOD CENTRE WITH HOUSING</p> <p>31. Main 2nd to 7th should become more of a neighbourhood centre with the provision of additional housing. Additional housing is important to support shops and services, it could range from additional apartments above stores on major streets to more ground-oriented housing within walking distance of these streets. Any new housing should be in keeping with the character and scale of the neighbourhood.</p>	<p>Should additional housing be built in the Main 2nd to 7th area? If so, what type of housing (e.g., mixed-use, rowhousing, low-rise to high-rise, or ?), for whom (e.g., market, non-market, supportive?), and where should the housing be located?</p> <ul style="list-style-type: none"> - Residential should be a mix of condo and residential - Focus on affordable rental - High quality, long lasting buildings - Affordable housing; social housing; no condos - On Main have 1st story be retail and galleries; offices and apartments above; adjacent to Main is live/work
<p>32. <i>Higher density housing should be considered, provided that it is accompanied by high quality green space, pocket parks, community facilities, and other services for the additional population.</i></p>	<p>Do you agree? Why?</p> <ul style="list-style-type: none"> - Height 8-10 storeys - High density, keep cars - Yes, medium density (4 stories). More small parks like Brunswick and 5th - Yes, but only 4-6 stories
<p>33. <i>Encourage the development of affordable artist live/work studios. (Plan Fair participants suggested converting industrial buildings into loft style apartments, while another observed that there are already too many condos and that we should keep a mix of commercial and industrial uses so people can work and live in the same neighbourhood)</i></p>	<p>Do you agree? Why?</p> <ul style="list-style-type: none"> - It should remain - Consider limiting new area to rental - Allow artist to live-work to extent west to Main or lane west of Main - More jobs in the area and link with GNWC - Keep rentals in the area and reasonable rents - Definitely more artist live/work

Comments from Map

- **Extend IC-3 to main both sides**
- **Allow live/work**
- **Ground floor art gallery & supply /retail**
- **Ground floor neighbourhood serving retail**
- **Support artist via IC-3 development**
- **Retail on Main but not Big Box**
- **Mid rise on Main between 7th and Broadway**
- **Higher on top of hill – lower closest to 2nd**
- **4 storey pedestrian oriented development 10 stories max**
- **“Gateway building” in old Scotia Bank building**
- **New building have setback from sidewalk**

- **Stylish urban night club like Graceland, Luvafair, or Starfish Room west of Main**
- **Hidden social/lounge places open late at night**
- **Buses so full they aren't parent or elderly friendly**
- **Community gathering place**
- **Fix up Brewery Creek Park; not working and historic value is lost; plant productive fruit trees**
- **Some residential only parking needed in artist live/work area**
- **Don't make 7th a road through from Kingsway to Quebec**
- **Like idea of streetcar on Quebec**
- **More street lights on Scotia between 7th and Broadway; too dark at night**