

Transcripts from the First M27 Workshop

January 25, 2009



Mount Pleasant

Community
planning program

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 *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"> - Yes, fill in the gap between Uptown and Terminal. Permit retail on ground floor. - Keep lower building heights and keep shops small (local) shops and designers - Retail should only be down Main not on side streets or streets parallel to Main - Great to have IC-3 and it’s uniqueness in the area, but there is nothing around it. Need to have things that bring people to the area.
<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"> - Need buildings that provide jobs and contribute to economic development (not Maple Leaf Storage). Job creation is important not just use. - Doctor clinics, bakers, cobblers, etc. - <i>Community cinema (maybe in the place where Fox is?)</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"> - North of 6th is a good location because further from Uptown where other grocery stores are - Like size of small corner grocery store (like Santa Barbaras) - Want community retail - Retail should remain on Main St.
<p>4. Encourage retail to wrap onto more side streets and lanes.</p>	<p>Where?</p>

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"> - No big box retail like Cambie. Not appropriate for the size of Main St. - Entrance to the village is here so make it feel like a village through the size of buildings and shop fronts - <i>Is Maple Leaf storage a “big box” or local business? Building is well designed. Can it be adaptively reused?</i>
<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"> - Need to regulate design of buildings so that they make the area feel like a community - Start by keeping heritage

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 connector. Is there really that much traffic on Main Street to warrant a connector? Congestion is mostly at Main and Terminal so should improve that intersection if anything. - The City puts emphasis and priority on bikes and pedestrians so why should we entertain the Kingsway connector?
<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"> - Enhance 2nd as a transportation corridor - Use 5th as a major E/W connector that has an actual light (not flashing) - <i>More pedestrian crossings between 2nd and 7th</i>
<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"> - <i>Make street car free</i>
<p><i>10. 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>

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"> - Yes, support continuous retail along ground floor - <i>Surface parking next to Brewery Creek park does not contribute to public realm</i>
<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"> - Need brighter street and pedestrian lights to increase safety on Main St. and along Scotia and around 5th and 6th - Would like middle median to make Main a boulevard (like Dundarave in West Vancouver). Will slow traffic and improve safety.
<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"> - More than 1 parking spot per unit is needed. Want 1.5 spots/unit (all underground) because residents with 2 cars have to park other car on the street. - Residential only parking should be enforced - Instead of residential parking make area 2hr parking zone. Good for residents and visitors. - Have curb side parking all along Main St. for parking all day (not just outside of peak hours) to help businesses.
<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"> - Better connection to #1 Kingsway. Have artistic overpass from The Foundation to Community Centre - Place bike and scooter parking on bulges on side streets. More space. - Allow mopeds to park on sidewalk - Put in bulges and make them moped and bike parking - <i>Use lanes for more bike parking</i>
<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>

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>
<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>	
<p>19. Identify and retain neighbourhood character landmarks, or use them to inspire new urban design.</p>	<p>Which ones?</p> <ul style="list-style-type: none"> - Heritage and Brewery Creek could be the theme of the M27 area
<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, thoroughfares, pathways, frontages, and streetscapes)</p>	<p>How?</p> <ul style="list-style-type: none"> - No system to retain interpretive signage - M27 lacks interpretive signage to point to people where heritage things are. - <i>Need map to link features of Brewery Creek route together</i> - <i>Interpretive signage for murals</i>
<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>
<p>22. 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).</p>	<p>What features should new buildings have/not have?</p> <ul style="list-style-type: none"> - 4 stories is okay but no negotiations for height - 6 stores okay too because Main St. is wide. Could set buildings back - Pursue a design theme that will create unique look to M27 but that fits in with existing community. Could create theme around use of materials like brick and stone. Like example of new building at 12th and Main (brick, not too high). - Keep it funky - Don’t like look of current artist studios - <i>Incorporate large trees into new developments</i> - No public art in private spaces
<p>23. 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).</p>	<p>Where and how could this happen?</p>

Possible Options/Directions	Discussion
<p>SERVICES AND SAFETY</p> <p><i>24. 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"> - Too many car break-ins; more street lights - Have police walk/bike the streets (not drive) - We need community policing and a community police station - Need lots of eyes on the street (like fire hall, community centre, etc.) - This is just important as a police presence - <i>Better lighting</i>
<p><i>25. 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"> - Save pool at community centre - Small gym for sports and evening activities - Activities for teenagers - Need better quality of public services (like Yaletown) that have places and programs for families

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"> - Need all the streetscape improvements: better lighting, benches, special paving... - Pubic art (use local talent) and fountains - Have new construction have setback to allow for future sidewalks to be wider. - Take out buffer next to sidewalk; use extra space for shops to spill onto sidewalk. - <i>Overall attention to lanes</i> - <i>More murals and public art</i> - <i>Enhance lane off 5th for ped/bike use by splitting bumps</i> - <i>Make laneway between Brewery Park and 4th and Scotia a bike and walking route. Create better urban design.</i>
<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"> - Need more garbage cans - Frontages and how retail shops look are important. Not maintained right now. If we keep place clean businesses will take initiative to maintain their buildings too. - <i>Enforce property owners to maintain storefronts and landscaping</i> - <i>Improve area on Kingsway from 7th to Broadway – lighting, better sidewalks, etc.</i>
<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> <ul style="list-style-type: none"> - <i>Local based businesses are serving each other and local economy</i> - <i>Ensure a sustainable economy by enabling businesses to purchase supplies locally</i> - <i>Connect businesses (social purchasing and building opportunities with businesses (BOB)</i>
<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"> - Need more places for public events - Make green space useable (Brewery Creek Park is dead space, especially at night and it doesn't feel open to public) - Change Brewery Creek Park to a community garden - <i>Maintain landscaping, provide garbage/compost</i>

	<i>bins, and provide better lighting. At night, lots of unwanted activity</i>
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?

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"> - No high rises (e.g. more than 6 stories) - Keep and provide more artist live/work units - Expand residential in conjunction with business use. Makes the street 24/7, bringing eyes to the street and making it safer. - Keep light industrial important in this area - Residential development should have doors on the street for ground level units
<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"> - allow artist live/work studios over entire M27 area
<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"> - Make artist live/work units more affordable - More affordable residential units for everyone - Mix up housing affordability in developments - <i>Provide more job space east of Main St.</i>

Comments from Map

- **Red zone down Main St.**
- **Live-work over entire area**
- **No wrap around retail, keep it on Main Street**
- **Create character in M27 through choice of material**
- **No Kingsway connector**
- **Swap area east of #1 Kingsway with parking lot at 7th and Main**
- **Slow down cars with central median; create bulges with bike and scooter parking**
- **Make a real light at 5th and safer crossings, especially at 7th and Main**