

# 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 2<sup>nd</sup> to 7<sup>th</sup> 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](http://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><b>PROVISION OF SHOPS &amp; SERVICES</b></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 2<sup>nd</sup> to 7<sup>th</sup> area? If so, where, what changes should occur, and why?</p> <ul style="list-style-type: none"> <li>- <b>Café/coffee/corner store zoning</b></li> <li>- <b>Update zoning along Main 2<sup>nd</sup> to 7<sup>th</sup> to retail on ground floor</b></li> <li>- <b>Zoning change to commercial/retail to allow artists studios on ground floor</b></li> <li>- <b>Multi-level zoning, retail on ground floor, services/offices on 2<sup>nd</sup> and residential above</b></li> <li>- <b>Equal balance of residential may support 24hr activity vs. closing up at 5pm</b></li> </ul>
<p>2. There should be a wide range of local-serving shops and services located in the Main 2<sup>nd</sup> to 7<sup>th</sup> 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"> <li>- <b>Preserve encourage affordable retail and local services (e.g. Kingsgate Mall site)</b></li> <li>- <b>Rain/weather protection along Main 2nd to 7th</b></li> <li>- <b>Promote and support incubator businesses</b></li> <li>- <b>New business incubator zone (not just shopping)</b></li> <li>- <b>Growing local business</b></li> <li>- <b>Keep Keddis Automotive</b></li> <li>- <b>Allow more retail on bottom floor and live/work</b></li> <li>- <b>Flexibility/adaptability, spaces able to change uses as businesses change (live/work/business)</b></li> <li>- <b>Life cycle of uses</b></li> </ul>
<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"> <li>- <b>Need local grocer, farmers market, serving this specific neighbourhood</b></li> <li>- <b>Small green grocer or farmers market with higher population density</b></li> <li>- <b>Need for local grocer/corner stores, farmers market, neighbourhood pubs</b></li> </ul>
<p>4. Encourage retail to wrap onto more side streets and lanes.</p>	<p>Where?</p> <ul style="list-style-type: none"> <li>- <b>Open businesses up to lanes</b></li> <li>- <i>Enclaves on flanking streets (e.g. Whip) – away from noise, wrap activity around block</i></li> </ul>

Possible Options/Directions	Discussion
<p><b>SHOPPING MALLS &amp; BIG BOX</b></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"> <li>- <b>Keep them on Cambie, or out on Boundary or Marine Drive</b></li> <li>- <b>Big box stores i.e. Canadian Tire on Cambie have brought too much traffic onto adjacent bike route</b></li> </ul>
<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 2<sup>nd</sup> to 7<sup>th</sup> 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>

Possible Options/Directions	Discussion
<p><b>TRANSPORTATION FACILITIES AND NETWORKS</b></p> <p>7. Develop a Kingsway – Quebec Connector to relieve the Kingsway/Main/ 7<sup>th</sup> intersection and reduce congestion on Main Street north of Kingsway.</p>	<p>Do you agree? Why?</p> <ul style="list-style-type: none"> <li>- <b>Lane west of Main great opportunity – open space behind city owned property (Light and Love) vs. Kingsway connector</b></li> </ul>
<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"> <li>- <b>Improve accessibility to live/work with more crosswalks across Great Northern Way and Main 2<sup>nd</sup> to 7th (x2)</b></li> <li>- <b>Slow down traffic on GNW</b></li> </ul>
<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"> <li>- <b>Street car route up and around Main from Science World and Punjabi Market</b></li> </ul>
<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><b>Any Other Traffic and Parking Directions to Add?</b></p> <ul style="list-style-type: none"> <li>• <b>More/improve cycling opportunities and connections</b></li> </ul>	<p>How?</p> <ul style="list-style-type: none"> <li>- <b>Provide bikeway on Quebec in addition to Ontario</b></li> <li>- <b>Bikeways/greenway, need better connections to neighbourhood (e.g. wayfinding)</b></li> <li>- <b>More bike/pedestrian signals near Off-Broadway bike route</b></li> </ul>

Possible Options/Directions	Discussion
<p><b>TRAFFIC SAFETY AND PARKING</b></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"> <li>- <b>Challenges – parking lots on corners, fill in with streetwall e.g. 2<sup>nd</sup> and Scotia</b></li> <li>- <i>Challenge with parking lots e.g. Watkins St. – mews possible – trace its way down here</i></li> </ul>
<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 2<sup>nd</sup> and Main St.</i>).</p>	<p>What and where?</p> <ul style="list-style-type: none"> <li>- <b>Look at Cambie 16<sup>th</sup>-19<sup>th</sup> for traffic calming ideas, ped lights at each intersection, special lighting, connect east and west sides of Main S</b></li> <li>- <b>5th Ave is major traffic route across Main because of the pedestrian light, it means that car are mixing with cyclists and pedestrians</b></li> <li>- <b>Install wheelchair ramp on curbs – i.e. 2<sup>nd</sup>/ Scotia</b></li> <li>- <b>Marked crossing for wheelchair/bikes safe pathways for wheelchairs and bikes</b></li> <li>- <b>6th and Main logical crossing</b></li> <li>- <b>Cars running red light at 5th and Main</b></li> <li>- <b>Safer/more crossings</b></li> <li>- <b>Make more/safer crossing to GNWC</b></li> <li>- <b>Make curbs and surfaces wheelchair accessible</b></li> <li>- <b>Install wheelchair ramps at all intersections</b></li> </ul>
<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"> <li>- <i>parking below grad enter on low sides – helps proforma, helps pay for amenities</i></li> </ul>
<p>14. <i>Help retain small businesses by having parking exemptions for small sites or along transit routes.</i></p>	<p>Where? 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>
<p>16. Make intersections safer for bicyclists (e.g. 5<sup>th</sup> and Main and future connection to #1 Kingsway), and provide more bike racks near stores, apartments buildings, and parks.</p>	<p>Where?</p> <ul style="list-style-type: none"> <li>- <b>Bike path on Quebec</b></li> </ul>

Possible Options/Directions	Discussion
<p><b>HERITAGE, CHARACTER, AND CULTURE</b></p> <p>17. Reinforce Uptown as an historic area: its buildings, 'flavour', 'feel'.</p>	<p>How might this affect planning for the Main 2<sup>nd</sup> to 7<sup>th</sup> area?</p> <ul style="list-style-type: none"> <li>- <b>What is heritage? Future!</b></li> </ul>
<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"> <li>- <b>Heritage/transportation, street car route and stops, road to New Westminster (now Kingsway), auto repair shops</b></li> <li>- <b>Historical businesses, post office (Heritage Hall), auto shops, bakeries, dress making/milners, farms/ dairys/slaughter houses, grocers</b></li> <li>- <b>Heritage houses at 4<sup>th</sup> and Scotia – different uses</b></li> <li>- <b>Ashlon Apartments (Whip) at 6<sup>th</sup> and Main</b></li> <li>- <b>Native Education College, cultural/heritage building, how to designate?</b></li> <li>- <b>Save heritage features, Liberty building, Blacksmith stables bldg.</b></li> <li>- <b>Gathering places (e.g. the Whip, The Foundation, The Triangle)</b></li> <li>- <b>Brewery Creek/False Creek history – brick buildings, style of new buildings</b></li> <li>- <b>200 block E 6<sup>th</sup> – heritage potential, small existing buildings also Light and Love (city owned property)</b></li> <li>- <b>Acknowledge Brewery Creek by marking path of creek on the street</b></li> <li>- <b>Heritage trolleys from Science World up Main to 33<sup>rd</sup> (past the antique shops)</b></li> <li>- <b>More funky galleries and shops (heritage houses), incentives to develop as such</b></li> <li>- <b>Make it easier to create spaces for small local business to thrive, animate the neighbourhood (e.g. 3<sup>rd</sup> and Lorne alley), small bars (relax regulations)</b></li> <li>- <b>Bike/blade/pedestrian friendly alleys – turned into named lanes with signage, lighting, special services, business faces, etc.</b></li> <li>- <b>Acknowledge history/culture with plaques/cairns, street/buildings/park names,</b></li> </ul>

	<p><b>festivals and events/ walking tours, tourism</b></p> <ul style="list-style-type: none"> <li>- <b>Heritage/culture – socio-economic (working class, lower middle class), immigrant groups, aboriginal, gender (Mt. Pleasant Women’s Suffrage League), Western Front</b></li> <li>- <b>Labour history, unions</b></li> <li>- <b>Existing heritage buildings – mixed use, retain historic value, keep historic flavour/feel</b></li> <li>- <b>Scotia and 3<sup>rd</sup>/2<sup>nd</sup> Ave – 3 heritage houses, social housing shops on ground level, restore buildings as low income housing</b></li> </ul>
<p>20. Incorporate urban design considerations in determining Main 2<sup>nd</sup> to 7<sup>th</sup> policy, including:</p> <ul style="list-style-type: none"> <li>• Topography, views, and natural features</li> <li>• Open spaces and mini-parks</li> <li>• Bikeways and Greenways</li> <li>• Existing urban fabric (including building types, thoroughfares, pathways, frontages, and streetscapes)</li> </ul>	<p>How?</p> <ul style="list-style-type: none"> <li>- <b>Asphalt paths like great Northern Way should run east/west through area (to Ontario) (to S.E. False Creek)</b></li> <li>- <b>Identify buildings with potential as affordable arts related spaces, Jane Jacobs “creativity needs old buildings”</b></li> <li>- <b>Laneways (reclaim) – potential uses retail, residential, give them historical names, make pedestrian/green spaces</b></li> <li>- <i>Underground utilities e.g. hydro, telephone etc.</i></li> <li>- <i>Fantastic view opportunities – recognize sun/views here (e.g. north on Main)</i></li> <li>- <i>5<sup>th</sup> and Main west side lane – great opportunity gentle slope, double front the development all along to north</i></li> <li>- <i>Create/enhance open space behind Light and Love</i></li> </ul>
<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"> <li>- <b>Maintain industrial aesthetic in existing live/work area, playfulness, colour ,neighbourhood identity</b></li> <li>- <b>Live/work studios were intended for artists but they are no longer affordable</b></li> <li>- <b>Ccreate other opportunities for arts spaces (e.g. 3<sup>rd</sup> and Main, Amacon – 7<sup>th</sup> and Scotia)</b></li> </ul>

<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"> <li>- <b>Portland Pearl District – smaller scale mixed use, submit ideas from other jurisdictions</b></li> <li>- <b>Encourage more street life, street level art studios open to public</b></li> <li>- <b>Small shops</b></li> <li>- <b>Mini social hub at 3<sup>rd</sup> and Lorne</b></li> <li>- <b>Height at 2<sup>nd</sup> and Scotia – is it too low or should it be kept low for views</b></li> </ul>
<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>

Possible Options/Directions	Discussion
<p><b>SERVICES AND SAFTETY</b></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"> <li>- <b>Block Watch</b></li> <li>- <b>More lighting on Scotia – dark now</b></li> <li>- <b>Extremely high break-in of cars along Scotia St.</b></li> <li>- <b>Homeless mark where they are</b></li> <li>- <b>Needles on sidewalk on Scotia</b></li> </ul>
<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"> <li>- <b>First Nations presence, services</b></li> <li>- <b>Community for First Nations</b></li> <li>- <b>Homeless – bridge to work (i.e. recycling depot on Ontario</b></li> <li>- <b>Little planting – consideration for elderly</b></li> <li>- <b>Leave places for homeless people if not homes</b></li> <li>- <b>Be kinder</b></li> <li>- <b>Affordable recreation centre and social services</b></li> </ul>

Possible Options/Directions	Discussion
<p><b>PUBLIC REALM: AMENITIES &amp; COMFORT</b></p> <p>26. The appearance of the Main 2<sup>nd</sup> to 7<sup>th</sup> 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 2<sup>nd</sup> to 7<sup>th</sup> 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"> <li>- <b>Banners on light polls in live/work area attract pedestrians</b></li> <li>- <b>Create ID with texture/colour to enhance public realm and encourage pedestrians to visit live/work</b></li> <li>- <b>Daylight Brewery Creek – even if only parts of it, with added green space</b></li> <li>- <b>Name lanes re: historic events/people</b></li> <li>- <b>Direction 1 re: live/work spaces – commercial clients access at grade in live/work buildings – fine grain permeability, laneway mews, more mews within live/work with business/public realm programming</b></li> <li>- <b>Direction 2 re: lanes: use laneway opening to boost heritage interrelation – name to lanes for historical connectivity, add brick to pedestrian mews</b></li> <li>- <b>Direction 3 re: paths – appealing public realm to mixed use including industrial, pedestrian access, native plantings, greenways to industrial area, not just pretty paths to retail shops</b></li> <li>- <b>Direction 4 re: curb cuts in all public realm, asphalt pathways for multi users such as cyclists, strollers, wheelchairs, scooters e.g. Carroll St.</b></li> <li>- <b>Direction 5 re: plaza – 3<sup>rd</sup> and Lorne – protect for amphitheatre plaza, 3<sup>rd</sup> Ave lane artist’s installations working with power lines, small neighbourhood bars/diners e.g. near Lorne and 3<sup>rd</sup></b></li> <li>- <b>Character branding public realm, working class heritage honour this past, not just the affluent, powerful ones who lived/ worked here</b></li> <li>- <b>Scotia and 2<sup>nd</sup> save the small house facades ‘village centre’, small hubs more of them</b></li> <li>- <b>Hill Town – okay to match heights of Olympic Village but not 32 storey or 16 storey</b></li> <li>- <b>Roof top terraces and pedestrian overpasses on Main St. buildings – roof terraces open to public but not</b></li> </ul>

	<p><b>overpasses</b></p> <ul style="list-style-type: none"> <li>- <b>Keep cultural significance of longhouse (Native Education College)</b></li> <li>- <b>Break up building fronts and heights to make more people friendly</b></li> <li>- <b>On Great Northern Way buildings should have sound dampening and sidewalk protection from noise for pedestrians and cyclists</b></li> <li>- <i>Install interpretive signage (e.g. acknowledge original shoreline and streets for SEFC)</i></li> </ul>
<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>
<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"> <li>- <b>Street banners and special lamp posts</b></li> </ul>
<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 7<sup>th</sup> and Main into a park).</i></p>	<p>Where?</p> <ul style="list-style-type: none"> <li>- <b>Little existing green spaces or community gardens, play grounds for increase in population density</b></li> <li>- <b>Enhance alley's as pedestrian networks</b></li> <li>- <i>Use open space behind craftsman collision</i></li> </ul>
<p>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.</p>	<p>Where?</p> <ul style="list-style-type: none"> <li>- <b>Public realm along Main – add trees, wide sidewalks, weather protection, special paving</b></li> </ul>

Possible Options/Directions	Discussion
<p><b>A NEIGHBOURHOOD CENTRE WITH HOUSING</b></p> <p>31. Main 2<sup>nd</sup> to 7<sup>th</sup> 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 2<sup>nd</sup> to 7<sup>th</sup> 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"> <li>- <b>Mixed housing, row, low, mid-rise not high rise</b></li> <li>- <b>Away from Main or above Main and back</b></li> <li>- <b>Artists live/work/shops on lane west side of Main</b></li> <li>- <b>Housing on Scotia - live/work, row, low to mid rise</b></li> <li>- <b>Live/work west side – encourage night life</b></li> <li>- <b>2<sup>nd</sup>/Scotia – live/work on s/w and s/e corner</b></li> <li>- <b>Consider E. 1<sup>st</sup> as part of this project</b></li> <li>- <b>Consider this project as part of SEFC area</b></li> <li>- <b>Single homes 4<sup>th</sup> and Scotia – what to do with them?, infil?, small enclaves of character?</b></li> <li>- <b>Create linear village down Main St. – thicken Main Street experience</b></li> <li>- <i>Revisit allowable use/size for live/work</i></li> </ul>
<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>
<p>33. 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).</p>	<p>Do you agree? Why?</p> <ul style="list-style-type: none"> <li>- <b>Keep social housing commitments and add more units of affordable social housing</b></li> </ul>

## Comments from map

- **6<sup>th</sup> and Main – pedestrian signal, greenway/bikeway**
- **Bike route on Scotia**
- **Farmer's market on 6<sup>th</sup> west of Main (Light and Love), east side Main and 3<sup>rd</sup>**
- **Activate lanes – interpretive, historical**
- **Lane east of Main – pedestrian oriented**
- **Alley south 2<sup>nd</sup>, can this alley be named? Can the surface be consistent with a neighbourhood greenway and be planted with landscaping/trees**