

Transcript from Residential Area Workshop #4 Heritage and Character - November 18, 2009



Mount Pleasant

Community
planning program

The following document is a collection of transcripts of comments made by community participants at the second residential area workshop held on November 18, 2009. The workshop forms part of the Mount Pleasant Community Planning Program www.vancouver.ca/mountpleasant. The collections of transcripts cover discussions about four residential areas (North, South, Central, and West) in Mount Pleasant ([see Map](#)).

How the Transcripts were recorded

Over thirty people attended Residential Area Workshop #4, Heritage and Character. Participants divided themselves into three groups according to the topic they wished to discuss: Character and Design or Heritage Retention. The workshop started with participants reviewing the issues/goals that had been identified in previous community meetings/workshops and adding those not already listed. Participants then placed a GREEN dot on the issues/goals that they wanted to discuss, and added comments on the appropriateness/adequacy of existing City policy and why. Next participants prioritized which issues/goals that were not being adequately addressed by placing a RED dot next a comment or policy statement. Participants next suggested possible changes or refinements to existing City policy, including possible new policy, to address their key issues/goals. Finally, each group reported out on their key issues and policy discussions to the larger group.

Understanding the Transcripts

There are three columns outlined on the workshop poster: **Issues/Goals** list comments previously identified by Community Fair and workshop participants and are written in "normal" type; the second column contains existing **City Policy**; and the third column contains **Comments** received from participants at the RAW #4 workshop and are written in "*italic*" type.

The dots at the end of certain comments indicate the number of workshop participants who felt that the comment should be prioritized for discussion to explore any possible policy changes, additions or development.

Heritage Retention

Task #1

Issues/Goals for Heritage Retention, and City Policy

Issues/Goals	City Policy	Comments
<p>Preserve Heritage</p> <p>Preserve heritage and character homes; restore old homes; protect heritage/character homes</p> <p>Protect building fronts (façade)</p> <p>Promote heritage preservation in new developments</p>	<p>Protection of Heritage Buildings: buildings on the Vancouver Heritage Register can receive incentives/bonuses if a heritage building is retained (e.g., floor area bonuses and relaxations in height, setbacks, parking). When a site takes advantage of these incentives/bonuses, the building becomes “municipally designated”, allowing the City to regulate the demolition, relocation, and alteration of heritage property. In addition, Heritage Revitalization Agreements between the City and an owner of heritage property may vary the provisions of the City’s by-laws or permits (e.g., zoning by-law, development permit), while protecting and conserving the heritage property. (8 red dots)</p>	<ul style="list-style-type: none"> • <i>continue preserving old homes by allowing conversion to 3 and 4 units with infill</i> • <i>preservation – maintaining home sizes to avoid small homes being combined, drastically changing economic demographics</i> • <i>recognize that the preservation of heritage and existing buildings is environmentally sustainable (keep materials instead of demolishing, throwing away and using more new materials)</i> • <i>make sure the remaining working class homes are preserved – don’t lose that history (6 green dots)</i> • <i>restrict additions to heritage buildings not according to FSR but by putting design /character restrictions on the addition which may better preserve heritage character than FSR allowances</i> • <i>preserve heritage commercial spaces – more than just the facades, but proportions of the spaces behind (i.e. maintaining a number of small shops rather than a big box in a heritage façade)</i> • <i>providing heritage space for both residential and business use (e.g. a building that previously held a business and retaining original use of that space) (1 green dot)</i> • <i>keep old heritage homes and buildings as a way of keeping affordability and diversity in the neighbourhood (4 green dots)</i>

Issues/Goals	City Policy	Comments
<p>Protect heritage/character streetscapes</p>	<p>Zoning Heritage Provisions: The intent of the RT-5 and RT-6 zoning is, in part, to encourage the retention of existing residential structures. They do so by permitting permit Multiple Conversion Dwellings (or MCDs, where existing houses are divided into apartment units) and infill houses (coach houses, built alongside or behind existing houses which are retained with minimal additions), and permitting more dwelling units on sites with MCDs and infill.</p>	<ul style="list-style-type: none"> • <i>keep the heritage integrity, the energy, and the soul of the city, not just a shell (x2)</i> • <i>heritage is not just single family houses, make sure we include apartment buildings</i> • <i>some homes/apt. buildings may be not pretty but represent an era i.e. Landmark apartment buildings should be kept</i> • <i>designate Mount Pleasant as Heritage/Character area, allow some changes to buildings and sites (i.e. form development association/design review panel), inclusion of rental suites, exclude IC-3 guidelines (x3)</i> • <i>separate set of character guidelines for different areas in Mount Pleasant</i> • <i>designate not just individual buildings but character areas of buildings and surrounding landscape (consider required % of retention per hectare?)</i> • <i>the City gives too much to owners to keep the heritage build – they now get, 20% more FSR, pay no development fees, get much more height, provide less than is required</i> • <i>the City must provide to the public the calculations used for the developer to receive the bonus densities currently the City does not provide that information to the public (4 green dots, 3 red dots)</i> • <i>heritage is not only buildings, but also landscape features like streams – looking at heritage from the perspective of streams can teach us a lot about local topography and how to integrate urban spaces</i> • <i>maintain historic skyline of Mount Pleasant - heritage should include height restrictions</i>

Issues/Goals	City Policy	Comments
	<p>Heritage Register: identifies sites having heritage value and/or heritage character, and be at least 20 years old. Heritage value means historical, cultural, aesthetic, scientific, or educational worth. (1 red dot)</p>	<ul style="list-style-type: none"> • <i>upgrade Heritage Register – social context, values ,include cultural groups, gender balance (community needs to have input about spaces not just buildings (i.e. creeks, laneways, parking lots, gathering spaces, industries (dairy industry, old linen business) (3 green dots, 1 red dot)</i> • <i>preserve Quebec Manor at 7th and Quebec</i> • <i>limit strip malls on our major streets and keep small shops/businesses</i>
<p>Zoning Incentives</p> <p>Houses demolished to construct new out of scale duplexes instead of conversion; zoning gives incentive to demolish existing homes</p> <p>New construction could be limited to FSR of old house to give incentive to renovate and enlarge</p> <p>Give incentives to maintain existing homes; incentives for heritage retention</p> <p>Bonus retention, additions, and conversions of heritage houses</p> <p>Public benefit with private cost</p>	<p>Zoning Heritage Provisions: The intent of the RT-5 and RT-6 zoning is, in part, to encourage the retention of existing residential structures. They do so by permitting permit Multiple Conversion Dwellings (or MCDs, where existing houses are divided into apartment units) and infill houses (coach houses, built alongside or behind existing houses which are retained with minimal additions), and permitting more dwelling units on sites with MCDs and infill.</p>	<ul style="list-style-type: none"> • <i>design review panel for Mount Pleasant (7 green dots)</i> • <i>Mount Pleasant community to form a development group, heritage specialist, historians, heritage commission</i> • <i>allow laneway housing on larger lots in RT</i> • <i>maintain actual heritage buildings</i> • <i>implement a ‘heritage tax’ on new developments – funds to be put directly to maintenance and protection of heritage through grants to owners of heritage buildings (1 green dot)</i> • <i>tax incentives to build eclectic commercial space and keep existing tenants</i> • <i>tax incentives to maintain small businesses (2 green dots)</i> • <i>retain heritage commercial districts</i> • <i>make MCD retention meaningful – if it is just a ‘shell’ in place to get max FSR allow a better new building</i>

Issues/Goals	City Policy	Comments
<p>Heritage infill guidelines need to be enforceable so they are followed</p>		<ul style="list-style-type: none"> discourage Vancouver Specials as replacement for old houses – provides no design integrity cookie cutter guideline developed by City (1 green dot) retain heritage village feel (old district) (1 green dot) housing affordability, rentals how might zoning encourage or discourage the daylighting of streams?
<p>New Incentives or Relaxations</p> <p>More difficult to maintain older homes; move laneway or interior alterations</p> <p>Have community grants to allow groups of homeowners/tenants to upgrade facades and streetscapes</p> <p>Maintain old houses for tenants without risking affordability or tenants rights (1 red dot)</p> <p>Tax incentives for heritage retention and proper maintenance</p> <p>Over time, provide property tax incentives to encourage retention of existing built forms. Do not front-end load incentives because only the developers benefit. (1 red dot)</p> <p>Make heritage process less expensive, do not require heritage bldgs. to be sprinklered</p>	<p>Zoning Heritage Provisions: The intent of the RT-5 and RT-6 zoning is, in part, to encourage the retention of existing residential structures. They do so by permitting permit Multiple Conversion Dwellings (or MCDs, where existing houses are divided into apartment units) and infill houses (coach houses, built alongside or behind existing houses which are retained with minimal additions), and permitting more dwelling units on sites with MCDs and infill. (6 red dots)</p> <p>Heritage Tax Incentives and Grants: City Council approved a program of incentives to facilitate the conservation and rehabilitation of heritage buildings in Gastown, Chinatown and the Hastings Street Corridor (between Cambie Street and Heatley Avenue) and the Victory Square area, including capital grants to heritage building owners who improve the exterior appearance of their buildings, and property tax exemptions for up to 10 years and bonus density to facilitate a major rehabilitation of a heritage building.</p>	<ul style="list-style-type: none"> allow individual homeowners to buy density to add infill, coach, and laneway housing to add density to existing single family neighbourhood (3 green dots) incentive to allow further conversion of heritage homes into suites with the condition of preservation ,have a clear and transparent policy on bonuses and development right transfers, possibly published with the heritage register (1 green dot) new incentives or relaxations – greater connection between donor and receiver sites of heritage density, likely spatially more incentives to change older home utilities (e.g. furnace etc.) incentive by establishing areas in the neighbourhood that can accommodate increased density, transferring/selling development rights from heritage properties (attached to the land title) to provide cash for preservation/restoration without specifically redeveloping the building/property some older homes are very well built could some requirements such as for sprinklers, seismic upgrading be relaxed? (1 green dot)

Issues/Goals	City Policy	Comments
<p>Relax parking to reduce demolitions <i>(1 red dot)</i></p>		<ul style="list-style-type: none"> • <i>relax building code upgrade requirements for old homes in good condition – they haven't leaked for 100 years – why do they need rain screen? (2 green dots)</i> • <i>include a historic lack of parking in an enforceable heritage requirement especially in commercial areas (1 green dot)</i>
<p>Heritage Areas and Buildings</p> <p>Enhance Brewery Creek's historical and heritage significance <i>(1 green dot)</i></p> <p>Reinforce Watson Street's unique character/history</p> <p>Create ways to preserve traditional corner store shops in neighbourhoods so local corner stores can be brought back (e.g. 13th and Manitoba and 18th and Columbia). <i>(1 green dot)</i></p> <p>Protect house on Alberta Street (2500 blk)</p>	<p>Brewery Creek: In cases where a development is proposed on or adjacent to Brewery Creek, it should be recognized with design elements symbolizing or recognizing the creek; open space on the site of or adjacent to the former watercourse; by 'daylighting' the creek, if feasible; or channelling stormwater along its original course. <i>(4 red dots)</i></p>	<ul style="list-style-type: none"> • <i>need daylighting – not just Brewery Creek but other creeks like on St. George too</i> • <i>look into daylight St. George creek and other creeks in Mount Pleasant – have a coordinated strategy that considers how the streams are related</i> • <i>link creek daylighting to public education and school programs, find partners to help fund stream daylighting and make it a priority in accordance with the City's new green action plan (3 green dots)</i> • <i>need to find ways to highlight Brewery Creek, you can walk through the area and not know the scope of the creek/history</i> • <i>do not give bonus density for artistic design or design elements symbolizing the creek or for just artistically daylighting the creek</i> • <i>preserve date stamps in sidewalks (i.e. 1911, Westminster etc) (1 green dot)</i> • <i>look to existing unique landscape/built environment as use as landmark spaces (i.e. some of the parking behind Our Town Café could be used as a public plaza that speaks to the creeks</i>

Issues/Goals	City Policy	Comments
		<ul style="list-style-type: none"> • <i>heritage areas – create inclusion of open spaces as heritage spaces, parks, laneways and parking lots, for example, add to the heritage of a community or continued spaces for congregation (4 green dot)</i> • <i>funding for historical interpretation such as when a building use has changed over time – community education opportunity</i> • <i>area where Kingsway/Main converge – protect those buildings – the heart</i> • <i>keep the area anti-car and make it more anti-car</i> • <i>keep the area unique, not like W. 4th Ave</i>
<p>Heritage Designation</p> <p>Update heritage register to reflect housing stock; expand heritage register (3 green dots)</p> <p>Current buildings will become future heritage: pass beyond 1920s as heritage buildings</p> <p>Mutilated buildings should be eligible for inclusion of Heritage Register</p> <p>Make it simpler and cheaper to get heritage status</p> <p>The process to put heritage house on the list is too complicated needs help from the city hall</p> <p>Businesses need more support and designation</p> <p>Go outside the realm of buildings to highlight heritage</p>	<p>Heritage Register: identifies sites having heritage value and/or heritage character, and be at least 20 years old. Heritage value means historical, cultural, aesthetic, scientific, or educational worth.</p> <p>Heritage Register Upgrade: Council has endorsed a program to upgrade the Vancouver Heritage Register, the first meaningful change since 1986. (4 red dots)</p> <p>Mount Pleasant Historic Context Statement: is a component of the Mount Pleasant Community Planning Process, identifying themes of heritage value which provide a context for the selection of heritage resources that best illustrate the heritage values of Mount Pleasant.</p>	<ul style="list-style-type: none"> • <i>perhaps revisit the process in which buildings become protected or designated as heritage, the main issue for me is absentee owners</i> • <i>must update list of heritage buildings now – what will it take?</i> • <i>heritage date for heritage buildings should stay at the 1920s</i> • <i>heritage register requirements or 'checklist' should be neighbourhood specific, not city-wide (e.g. what is 'heritage' in Mount Pleasant is different than in Kitsilano) (2 green dots)</i>

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<p>Review inventory and don't ask permission from owner</p> <p>Heritage Commission should have a direct vote on designations</p> <p>Have provincial registry program; they contribute to heritage retention (1 red dot)</p>	<p>Heritage Commission: regularly reviews development inquiries and applications involving heritage buildings, and provides advice on issues around the protection, rehabilitation, and restoration of these buildings and sites and comments on other heritage incentives.</p> <p>Provincial Heritage Planning: seek to build capacity for heritage planning and stewardship at the community level by setting legislation and policy to enable local governments to plan and implement heritage conservation programs. (2 red dots)</p>	<ul style="list-style-type: none"> • <i>how many of the lost or buried streams are in the heritage register? What is the process to have them designated as heritage sites?</i>
<p>Heritage Elements</p> <p>Use heritage paving along greenway on 7th; will also slow down traffic</p>		<ul style="list-style-type: none"> • <i>find more ways to highlight heritage element, if it is invisible the history will eventually be lost (2 green dots)</i> • <i>preserve the historical buildings and businesses (i.e. cafes on Main Street with tin ceilings – independently owned and operated) (3 green dots)</i>
<p>Education</p> <p>Need to persuade people the value of retaining heritage features</p> <p>Have public art tell story of history in Mt. Pleasant (1 red dot)</p> <p>Interpretation/education program for self lead heritage walking tours (e.g. plaques) (1 red dot)</p> <p>More than plaques – more engaging</p>	<p>Public Education and Information: The City of Vancouver Heritage Conservation Program provides information to the public on heritage issues and appropriate conservation techniques, conducts the annual Heritage Awards in recognition of efforts that further the goal of heritage conservation, and the Heritage Plaque Program which identifies municipally designated heritage sites. (7 red dots)</p> <p>Mount Pleasant Historic Context Statement: is a component of the Mount Pleasant Community Planning Process, identifying themes of heritage value which provide a context for the selection of heritage resources that best illustrate the heritage values of Mount Pleasant. (1 red dot)</p>	<ul style="list-style-type: none"> • <i>natural history – creeks, plants, animals – recognition, reclaim, identify, interpret (1 green dot)</i> • <i>First Nations history of Mount Pleasant – recognition, land use, plant use</i> • <i>people/social history – illustrate heritage/historical value, stories of human history of Mount Pleasant (i.e. as a village) (3 green dots)</i> • <i>create ways to interpret the history and celebrate the heritage (e.g. plaques, cairns, walking tours etc.) (1 green dot)</i> • <i>do more lost stream walks – see examples set by the False Creek Watershed Society, the walks</i>

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		<p>are very interactive and engaging, encouraging people to take an interest in local history and see it with fresh eyes .i.e. Jane's Walks ,neighbourhood can start one on own</p> <ul style="list-style-type: none"> • a community event week built around Mount Pleasant history, past and recent, photos, tours, pamphlets (1 green dot) • this planning process needs to address the Clark Ave corridor – it could be an important commercial zone, but we are not looking at it

Heritage Retention

Task #2

What Should We Be Doing Differently?

Which issues/goals have not been adequately addressed?	Alternative approaches	Comments (what, why, where, how?)
<i>more awareness – character interests</i>	<ul style="list-style-type: none"> • CTV, Global – inject in local news • heritage photos on bus shelter, hydro boxes • archives • community centre 	<ul style="list-style-type: none"> • neighbourhood festivals – history groups to raise awareness e.g. care free day – reach out to heritage community
<i>increase public programs, café</i>		
<i>better maintenance of existing plaques, historical acknowledgements</i>		
<i>Jane's walk</i>	<ul style="list-style-type: none"> • City to support by advertising at community centre 	
<i>Neighbourhood design committee</i>		<ul style="list-style-type: none"> • voices heard • value based needs and desires continuous strong voices that guides the process
<i>Mount Pleasant Association – residents/businesses</i>	<ul style="list-style-type: none"> • letter in property tax 	

Character and Design – Group 1

Task #1

Issues/Goals for Character and Design, and City Policy

Issues/Goals	City Policy	Comments
<p>Heritage and Design</p> <p>More townhouses with heritage design (around Fraser north of Broadway) (2 red dots)</p> <p>Promote heritage design townhouses along 12th between Glen and Clark (1 red dot)</p> <p>Encourage more ground oriented character town homes and duplexes</p> <p>Corner character: corner stores, houses built as if for mid-block</p> <p>Enhance, don't restrict, heritage style</p> <p>Heritage style is more than just peaked roofs and gables</p> <p>Mandatory heritage style for all redevelopments (5 red dots)</p> <p>Future heritage architecture didn't stop in 1920, allow innovative design and architecture; faux heritage doesn't count, preserve real heritage, not promote faux heritage; bonus good design, not faux heritage (1 green dot, 1 red dot)</p> <p>Subsidize character design; reward creativity in design integration (2 red dots)</p> <p>Time depth seen in arch styles, variety of sizes</p>	<p>Apartment Zoning (RM-4): The intent of the RM-4 zoning is to achieve high quality development and residential livability and to enhance the character and identity of each neighbourhood. (1 red dot)</p> <p>RT-5/RT-6 'Character' Provisions (for new development): The RT-5 and RT-6 zones seek to ensure that development occurs in a manner that retains the physical character of buildings having "character merit", or enhances the physical character of architecturally undistinguished buildings, and to ensure that development is compatible with the surrounding street and neighbourhood. A set of guidelines set out expectations for a design response to <i>Street Character, Front Yards, Roofs, Windows, Entrances, Porches, Detailing, Materials, Colour, and Landscaping</i>. (1 red dot)</p>	<ul style="list-style-type: none"> • <i>define heritage design for townhouses</i> • <i>there are some very cool townhouses and they aren't always as commonly seen/recognized as heritage</i> • <i>recognize streets where there is already strong character</i> • <i>expand heritage style – i.e. Europe, Asia etc</i> • <i>don't impose mandatory heritage style, allow for innovative new architecture and designs in the neighbourhood (4 green dots) (1 red dot)</i> • <i>this is essential – revivalist architecture looks stupid and cheap once the revival is over (1 green dot)</i> • <i>real heritage is great don't undercut it with faux – allow for contemporary, arty, urban architecture – contrast enhances historical realness</i> • <i>give bonus for good design, sustainable green technology?, EcoDensity? (1 green dot)</i> • <i>how do we prevent Vancouver specials while allowing more modern architecture?</i> • <i>new development in RT-5 is too simple, repetitive?</i> • <i>need to make sure there isn't a formula for new design?</i> • <i>zoning rules that encourage a</i>

Issues/Goals	City Policy	Comments
<p>ut of character: no planting in front yard parked backyard, Vancouver specials, new giant duplexes, underground parking (2 green dots) (1 red dot)</p> <p>Reduce building code requirements (42" handrails) that unfavourably alter the character of homes</p> <p>At present no attics, no basements, most new developments are too big (1 red dot)</p>	<p>Basements: The RT-5, RT-6, and RM-4 zones permit basements. Any basement area is calculated as part of the overall Floor Space Ratio or FSR for the site: FSR is the ratio of built floor area to overall site area (e.g., a 3000 sq. ft. home on a 4500 sq. ft. lot has an FSR of .75). The zoning by-laws identify certain aspects of a basement that are excluded from the FSR calculation. (1 green dot) (1 red dot)</p>	<p><i>formula to maximize profit that can be replicated 1000x will lead to the "new Vancouver special"</i></p> <ul style="list-style-type: none"> • <i>how can zoning rules be reworked to limit both unrestricted bad design and bad design intended to min-max zoning rules?</i> • <i>please find a way to do allow good contemporary design – do the heritage guidelines disallow innovative, modern architecture? Can we have both heritage and character and good modern design?</i> • <i>significant incentives to encourage developers to be creative in design attention to ecological concerns, use of materials etc. and discourage cookie cutter design – heritage design can also be cookie cutter – controls on design = cookie cutter</i> • <i>allow artist live/work lofts in Main St area, north of Broadway and east of Main – don't force 'heritage style' only</i> • <i>what of community garden projects</i> • <i>reduce parking requirements for new buildings, don't make non-drivers subsidize storage space for people with cars – shows true cost of driving – saves space, increases density, encourages walking and biking</i> • <i>assisted living improvements in/out</i> • <i>slab on grade and roof truss construction make the 1500 sq. ft. duplexes too big and too high – if basements and attics were made part of design guidelines the building envelope would be more compatible (1 green dot)</i>

Issues/Goals	City Policy	Comments
<p>Streetscape and Public Realm</p> <p>Front yard character: houses and yard not at street level, stairs, walls, slopes roads grade after houses built, front porches at top of stairs, shallow setbacks, mature street trees, more formal than backyards</p> <p>Prominent front doors</p> <p>Retain granular character of neighbourhood (3 green dots) (2 red dots)</p> <p>Keep artsy, family scale, social spaces</p> <p>Some guidelines to promote better planning of outdoor public space of buildings reflecting needs of local people (1 green dot) (1 red dot)</p> <p>More liveable, usable, safer communities, know your neighbour, ask ‘why do I love it here?’, does it “feel” like it fits?, and create guidelines from these principles</p> <p>Narrow streets, feel safer and more comfortable, encourage walkability</p> <p>Nicer looking sidewalks, more landscaping, keep bus shelters style consistent</p> <p>Visible gathering place where people stop and read (e.g. bike rack or bus stop with heritage info) (5 red dots)</p> <p>Consider better integration of street character as defined by trees east and west of Main Street</p>	<p>RT-5/RT-6 ‘Character’ Provisions (for new development): The RT-5 and RT-6 zones seek to ensure that development occurs in a manner that retains the physical character of buildings having “character merit”, or enhances the physical character of architecturally undistinguished buildings, and to ensure that development is compatible with the surrounding street and neighbourhood. A set of guidelines set out expectations for a design response to <i>Street Character, Front Yards, Roofs, Windows, Entrances, Porches, Detailing, Materials, Colour, and Landscaping</i>. (1 green dot) (1 red dot)</p> <p>Zoning Streetscape Provisions: The landscaping treatment of the front yard, the building massing, and the pattern of buildings and side yards are important components. Certain patterns comprising the streetscape should be respected by new development.</p> <p>Street Design: Design of non-arterial streets considers the width and placement of pavement, curbs, sidewalks, and boulevards (containing grass, trees or other landscaping). Standard paved curb-to-curb width is now 8.5 m (28 ft.), allowing one travel lane and two parking lanes. The remaining 11.5 m (38 ft.) ROW typically consists of landscaping (grass and street trees), standard sidewalks at 1.5 m (5 ft.) and grass to the property line on each side of the street. (2 red dots)</p> <p>Street Trees: Over 134,000 street trees are in Vancouver. An average of 3,500 street trees are planted</p>	<ul style="list-style-type: none"> • <i>granularity! Yes please, provide true character and heritage – an entire neighbourhood or block shouldn’t be built in one year</i> • <i>streetscape – granular character; artsy, small scale, social – suggest this can still be the case while integrating contemporary architectural ideas (2 green dots)</i> • <i>maintain continuity up Main – bus stops, sidewalks, plants, banners etc.</i>

Issues/Goals	City Policy	Comments
<p>Car free streets – car free bike routes (or residents only) Green coloured bike routes, paint them green asphalt (1 green dot) (2 red dot)</p> <p>Parking: on street parallel, carports, single car garages on lane, no driveways</p> <p>More banners, potted plants and hanging baskets</p> <p>Expand green streets program</p> <p>Add light character lamps to the streetscape</p> <p>Bury over-head wiring</p> <p>Do something about tarps and junk in front / back decks</p>	<p>each year, from the middle of October to the end of March. Since 1990, over 50,000 new street trees have been planted throughout the city.</p> <p>Planting in Parks and Open Space: there are over 200 parks and a variety of programs that encourage residents to garden on City-owned property outside of parks. Planting in parks and other open space will be informed by the City's 'Greenest City' Initiative, which supports efforts to protect nature and greenspace, specifically encouraging landscaping with native plants</p> <p>Property use controls: The City deploys a team of 26 'property use' inspectors whose duties and responsibilities include the administration and enforcement of 11 by-laws, including Noise, Untidy Premises, and Standards of Maintenance. (2 red dots)</p>	<ul style="list-style-type: none"> • <i>convert some streets into parks (no car access) (1 green dot)</i> • <i>improve streetlights for pedestrians by installing double lights to illuminate sidewalks – streetlights now are predominantly for cars</i> • <i>car free routes – reduce bike/car tension and makes cycling safer</i> • <i>install physical dividers between cars and bikes, not just on bike routes</i> • <i>reduce street parking (e.g. limit to one side) (2 green dots) (1 red dot)</i> • <i>make people use their garages for cars</i> • <i>encourage good street art, graffiti as art could work in Mount Pleasant and would limit 'tagging'</i> • <i>not art by committee – kids holding hands is lame –street art that is edgy and interesting, if everyone likes it, it's probably bad</i>
<p>Design Controls</p> <p>Add design controls for new development</p> <p>RM zones should have same quality of guidelines as the RT6 zone; revise and strengthen RM guidelines</p> <p>Add design controls for new development (1 red dot)</p> <p>Create more detailed guidelines for new construction to fit into existing streetscapes and respect heritage styles (Victorian and Edwardian style like massing, roofing, materials, location of windows, etc., not pseudo/fake heritage). Don't create a foreign look (3 green dots) (1 red dot)</p>	<p>RT-5/RT-6 'Character' Provisions (for new development): The RT-5 and RT-6 zones seek to ensure that development occurs in a manner that retains the physical character of buildings having "character merit", or enhances the physical character of architecturally undistinguished buildings, and to ensure that development is compatible with the surrounding street and neighbourhood. A set of guidelines set out expectations for a design response to <i>Street Character, Front Yards, Roofs, Windows, Entrances, Porches, Detailing, Materials, Colour, and Landscaping</i>. (2 red dots)</p> <p>Apartment Zoning (RM-4): The intent of the RM-4 zoning is to</p>	<ul style="list-style-type: none"> • <i>review old zoning rules – they aren't encouraging community and lax enforcement is defeating safety standards – old zones created for 1960 and we live in 2009</i> • <i>compromise needed – new with old</i> • <i>encourage new buildings to reflect fundamental structures and features of heritage buildings in the neighbourhood rather than requiring a specific look (e.g. front porches, landscaping, quality materials, massing and roof slopes)</i> • <i>heritage rhythms and proportions can be integrated into contemporary approaches</i>

Issues/Goals	City Policy	Comments
<p>Materials: encourage “real” materials, wood, metal, stone, glass – RT5 – fails to do this (3 green dots)</p> <p>Heritage infill guidelines need to be enforceable so they are followed</p>	<p>achieve high quality development and residential livability and to enhance the character and identity of each neighbourhood.</p> <p>Zoning Detailing and Materials Provisions: Architectural detailing and materials support the goal of maintaining and strengthening area character. They can also play a significant role in making an area architecturally distinctive. (1 red dot)</p> <p>Zoning Streetscape Provisions: The landscaping treatment of the front yard, the building massing, and the pattern of buildings and side yards are important components. Certain patterns comprising the streetscape should be respected by new development.</p>	<ul style="list-style-type: none"> • <i>old buildings have real materials, new builds can use both old and new real materials (2 green dots)</i> • <i>encourage real materials - stone, steel, glass, wood, etc. (x2)</i> • <i>allow more live/work developments – they are awesome</i> • <i>encourage supply of legal three bedroom apartments in order to discourage illegal suites and the excessively large houses needed to accommodate them</i>
<p>Sustainability</p> <p>Need current practices to encourage sustainability</p> <p>Need to foster commercial and residential areas and the relationship between the two</p>	<p>EcoDensity: Well located density puts people close to shops, jobs, amenities and services, meaning more trips are made by walking, biking and transit, instead of by car. Density also reduces building energy use in that housing with shared walls use less energy. Density makes renewable energy sources more feasible and affordable. And when combined with green building features, density can go even further to reduce greenhouse gases, as well as to conserve water, reduce waste, and provide other environmental benefits.</p>	<ul style="list-style-type: none"> • <i>density = sustainability and vital, liveable social neighbourhoods</i> • <i>encourage mixed use neighbourhoods – small restaurants etc. in selected areas</i>
<p>Greening and Landscaping</p> <p>Increase plantings on sidewalk outside of apartments (1 red dot)</p>	<p>Zoning Landscaping Provisions: In the apartment areas, while landscaping should reinforce the neighbourhood character, it may also present an attractive night-time landscape image, and enhance the landscape image of the lane. In the North apartment area, special open space features can be incorporated to create visual interest along the street edge (e.g., ponds, fountains, theme gardens, arches, arbours, bosques and sculpture). (1 red dot)</p>	<ul style="list-style-type: none"> • <i>grow some food too – flowers are nice but so are tomatoes and rhubarb</i> • <i>living walls a.k.a., vertical gardens, ie: Whole Foods at Cambie and Broadway. A fresh approach to garden/greenery.</i>

Issues/Goals	City Policy	Comments
<p>Laneways</p> <p>Laneway animation - enhance businesses in urbanization, revitalize dead areas along Watson Street</p> <p>Lane character: transparency – low fences, pitched roof one car garages, carports, hillier than streets</p> <p>Encourage country lanes, green back lanes, green street programs – lots of greenery and gardens (2 green dots, 1 red dot)</p>	<p>Country Lanes: reduce the amount of surface water entering the storm/sewer system. The "Country Lane" alternative provides the functionality of an improved surface for vehicles yet maintains the ambiance of country living through the use of pavers, grass and other landscaped features. (2 red dots)</p>	<ul style="list-style-type: none"> • <i>laneways – laneway housing = great, activate laneways with retail, etc, use laneways as streets (5 green dots) (2 red dots)</i> • <i>less restrictive use on laneways – allow mini stores, ease on heritage design rules to encourage new ideas and techniques (X2)</i> • <i>make alleys and laneways places people want to walk, greenery, community gardens, good public art, maybe even limited retail and commercial coffee shops etc. (X3)</i> • <i>reclaim the wasted public spaces in laneways – people should live, work, and walk there – not about</i> • <i>parties gatherings, events in alleyways – pedestrian only- like a street party but a laneway party (e.g. Antisocial Skateboard shop had a movie and BBQ in their back parking lot and Front on Main had a back alley sale)</i> • <i>heaping garbage anymore</i> • <i>improve lighting, but not high streetlights</i> • <i>the key is to activate the laneways, use them as secondary fine-grained streets – this could be done by housing fronted on lanes and by small retail/service/art studios fronted on lanes</i> • <i>laneway development can offer a solution to historic vs. contemporary style – the primary coarse grain of the neighbourhood could be authentic historical houses fronting the street and the secondary grain could be the laneways with a more contemporary aesthetic, looser more progressive style</i>

Issues/Goals	City Policy	Comments
		<ul style="list-style-type: none"> country lanes are good but they aren't the only option for animating laneways (e.g. Mole Hill has a wonderful lane with an urban feel) need to look at policy for laneways in a more comprehensive manner – city-wide consideration of lanes as safe, well lit, lived in spaces – at present lane are unwatched and provide cloistered access to properties by criminals (1 green dot) demographic consideration – people in their 20's and 30's see aesthetic and design from the last 10-20 years, people in the 40's and 50's see design from 50 to 100 years ago. The design and style that people like and identify with differs according to the functionality, feel, and use of space people identify and recognize
<p>Views</p> <p>Preserve mountain view from south to north (1 green dot)</p> <p>Views: closed due to topography Burnaby Mtn, Grouse Mtn between city trees</p>	<p>View Cones: A view corridor (sometimes called a 'view cone') provides a public view, usually of the mountains, from a specific public view point. In 1989, Vancouver City Council adopted 27 view cones to protect views to the North Shore mountains, the Downtown skyline, and surrounding water bodies.</p>	<ul style="list-style-type: none"> views may have to be compromised for the greater good (2 green dots, 1 red dot)
<p>Commercial Areas</p> <p>Don't confine shopping to commercial area only (3 red dots)</p> <p>Prevent public space not well planned, e.g. outdoor space at Kingsway Honda</p> <p>Don't lose public halls and spaces to have retail/restaurants/profit conversions (1 green dot)</p>		<ul style="list-style-type: none"> don't confine residential to residential areas (1 red dot) Limit Starbucksification (and other chain stores) 2 reasons: it doesn't bring people in - no one comes to Mount Pleasant for the Starbucks; it artificially inflates rents and hurt local businesses each store doesn't have to make money, can be a war of attrition instead of market forces. (4 green dots, 1 red dots)

Issues/Goals	City Policy	Comments
Ensure landscape design standards for new Kingsway/Main development (lights, streetscape, lack of street trees)		<ul style="list-style-type: none"> <i>This isn't specific to Starbucks, but all chain stores, individual locations of a chain don't need to make money, but a local business does, it makes sense for Starbucks to pay inflated rent that an Indie business couldn't afford, maybe restrict the number of chain outlets in a certain radius through escalating business license fees per additional licence</i> <i>blocks not strips - allow businesses to wrap around corners along Main, Fraser, Broadway – encourages walking (1 green dot)</i>

Character and Design – Group 1

Task #2

What Should We Be Doing Differently?

Which issues/goals have not been adequately addressed?	Alternative approaches	Comments (what, why, where, how?)
<i>Heritage Design</i> <ul style="list-style-type: none"> <i>heritage style vs. modern creative style</i> 	<ul style="list-style-type: none"> <i>incentives for creative design vs. controls that stifle creativity</i> 	
<i>Streetscape and Public Realm</i> <ul style="list-style-type: none"> <i>visible gathering places</i> 	<ul style="list-style-type: none"> <i>more small places/plaza along busy streets to sit and socialize, rest (e.g. Main and 26th)</i> <i>old fashion way to meet people, access to public spaces, help address park needs (also apply to residential area e.g. Ontario and 11th)</i> <i>public fragmented café style seating</i> <i>public accessible</i> <i>wrap around into lane</i> <i>Prince Albert greenway good example 14th/Prince Albert</i> 	

Character and Design – Group 2

Task #1

Issues/Goals for Character and Design, and City Policy

Issues/Goals	City Policy	Comments
<p>Heritage and Design</p> <p>More townhouses with heritage design (around Fraser north of Broadway)</p> <p>Promote heritage design townhouses along 12th between Glen and Clark</p> <p>Encourage more ground oriented character town homes and duplexes</p> <p>Corner character: corner stores, houses built as if for mid-block</p> <p>Enhance, don't restrict, heritage style</p> <p>Heritage style is more than just peaked roofs and gables</p> <p>Mandatory heritage style for all redevelopments</p> <p>Future heritage architecture didn't stop in 1920, allow innovative design and architecture; faux heritage doesn't count, preserve real heritage, not promote faux heritage; bonus good design, not faux heritage (6 green dots)</p> <p>Subsidize character design; reward creativity in design integration (2 green dots)</p> <p>Time depth seen in arch styles, variety of sizes</p> <p>Out of character: no planting in front yard parked backyard, Vancouver specials, new giant duplexes, underground parking</p>	<p>Apartment Zoning (RM-4): The intent of the RM-4 zoning is to achieve high quality development and residential livability and to enhance the character and identity of each neighbourhood.</p> <p>RT-5/RT-6 'Character' Provisions (for new development): The RT-5 and RT-6 zones seek to ensure that development occurs in a manner that retains the physical character of buildings having "character merit", or enhances the physical character of architecturally undistinguished buildings, and to ensure that development is compatible with the surrounding street and neighbourhood. A set of guidelines set out expectations for a design response to <i>Street Character, Front Yards, Roofs, Windows, Entrances, Porches, Detailing, Materials, Colour, and Landscaping.</i></p>	<ul style="list-style-type: none"> • <i>Design guidelines are creating a theme park of faux heritage - too much already (X2)</i> • <i>Buildings that don't have heritage merit can be replaced</i> • <i>Quality is more important than heritage; recognize that Mount Pleasant has developed gradually</i> • <i>Recognize context re: heritage</i> • <i>Fix design guidelines to enable infill in RT-5</i> • <i>Yes, encourage contemporary design along with heritage preservation (x2)</i> • <i>Boldly go toward the future with avant-garde architecture in regards to new work-live spaces, one-off homes, commercial strips</i> • <i>Europe, especially Holland, as inspiration for low-rise designs. West Coast modernism already well-represented in other areas.</i> • <i>Suggest a [neighbourhood] panel to review how contemporary design might fit in</i> • <i>Mixed use housing integrated within neighbourhood e.g. co-op/BC housing units within smaller rental apartment buildings or within block of townhouses</i> • <i>Issue is complex and needs further discussion</i> • <i>Renovating buildings require bringing it up to code, which is expensive</i>

Issues/Goals	City Policy	Comments
<p>Reduce building code requirements (42" handrails) that unfavourably alter the character of homes</p> <p>At present no attics, no basements, most new developments are too big</p>	<p>Basements: The RT-5, RT-6, and RM-4 zones permit basements. Any basement area is calculated as part of the overall Floor Space Ratio or FSR for the site: FSR is the ratio of built floor area to overall site area (e.g., a 3000 sq. ft. home on a 4500 sq. ft. lot has an FSR of .75). The zoning by-laws identify certain aspects of a basement that are excluded from the FSR calculation.</p>	<ul style="list-style-type: none"> • <i>Encourage innovative design that reflects the spirit of the community; design does not always have to contain design elements of the past</i> • <i>Personality from the past vs. personality of today (1 green dot)</i>
<p>Streetscape and Public Realm</p> <p>Front yard character: houses and yard not at street level, stairs, walls, slopes roads grade after houses built, front porches at top of stairs, shallow setbacks, mature street trees, more formal than backyards</p> <p>Prominent front doors</p> <p>Retain granular character of neighbourhood</p> <p>Keep artsy, family scale, social spaces (1 green dot)</p> <p>Some guidelines to promote better planning of outdoor public space of buildings reflecting needs of local people</p> <p>More liveable, usable, safer communities, know your neighbour, ask 'why do I love it here?', does it "feel" like it fits?, and create guidelines from these principles (1 green dot)</p>	<p>RT-5/RT-6 'Character' Provisions (for new development): The RT-5 and RT-6 zones seek to ensure that development occurs in a manner that retains the physical character of buildings having "character merit", or enhances the physical character of architecturally undistinguished buildings, and to ensure that development is compatible with the surrounding street and neighbourhood. A set of guidelines set out expectations for a design response to <i>Street Character, Front Yards, Roofs, Windows, Entrances, Porches, Detailing, Materials, Colour, and Landscaping.</i></p> <p>Zoning Streetscape Provisions: The landscaping treatment of the front yard, the building massing, and the pattern of buildings and side yards are important components. Certain patterns comprising the streetscape should be respected by new development.</p>	

Issues/Goals	City Policy	Comments
<p>Narrow streets, feel safer and more comfortable, encourage walkability</p> <p>Nicer looking sidewalks, more landscaping, keep bus shelters style consistent (1 green dot)</p> <p>Visible gathering place where people stop and read (e.g. bike rack or bus stop with heritage info) (3 green dots)</p> <p>Consider better integration of street character as defined by trees east and west of Main Street</p> <p>Car free streets – car free bike routes (or residents only) Green colored bike routes, paint them green asphalt</p> <p>Parking: on street parallel, carports, single car garages on lane, no driveways</p> <p>More banners, potted plants and hanging baskets</p> <p>Expand green streets program</p> <p>Add light character lamps to the streetscape</p> <p>Bury over-head wiring (1 green dot)</p> <p>Do something about tarps and junk in front / back decks</p>	<p>Street Design: Design of non-arterial streets considers the width and placement of pavement, curbs, sidewalks, and boulevards (containing grass, trees or other landscaping). Standard paved curb-to-curb width is now 8.5 m (28 ft.), allowing one travel lane and two parking lanes. The remaining 11.5 m (38 ft.) ROW typically consists of landscaping (grass and street trees), standard sidewalks at 1.5 m (5 ft.) and grass to the property line on each side of the street.</p> <p>Street Trees: Over 134,000 street trees are in Vancouver. An average of 3,500 street trees are planted each year, from the middle of October to the end of March. Since 1990, over 50,000 new street trees have been planted throughout the city.</p> <p>Planting in Parks and Open Space: there are over 200 parks and a variety of programs that encourage residents to garden on City-owned property outside of parks. Planting in parks and other open space will be informed by the City’s ‘Greenest City’ Initiative, which supports efforts to protect nature and greenspace, specifically encouraging landscaping with native plants</p> <p>Property use controls: The City deploys a team of 26 ‘property use’ inspectors whose duties and responsibilities include the administration and enforcement of 11 by-laws, including Noise, Untidy Premises, and Standards of Maintenance.</p>	<ul style="list-style-type: none"> • <i>Narrow streets – laneways as ultimate narrow streets for pedestrians – could this be incorporated in planning policy etc.?</i> • <i>Use woonerf street design on Watson and for lanes</i> • <i>Need more seating</i> • <i>Open spaces should be managed re: waste/litter jointly between businesses, city, and community</i> • <i>Car-free days only re-route traffic, don't lower it. This is an issue. Need to think car free zones for new, big days, not local concert days, but local liveability (?)</i> • <i>Consider introducing art and sculpture, like in Strathcona, Commercial Drive</i> • <i>Funding for public art</i>

Issues/Goals	City Policy	Comments
<p>Design Controls</p> <p>Add design controls for new development</p> <p>RM zones should have same quality of guidelines as the RT6 zone; revise and strengthen RM guidelines</p> <p>Add design controls for new development</p> <p>Create more detailed guidelines for new construction to fit into existing streetscapes and respect heritage styles (Victorian and Edwardian style like massing, roofing, materials, location of windows, etc., not pseudo/fake heritage). Don't create a foreign look</p> <p>Materials: encourage "real" materials, wood, metal, stone, glass – RT5 – fails to do this</p> <p>Heritage infill guidelines need to be enforceable so they are followed</p>	<p>RT-5/RT-6 'Character' Provisions (for new development): The RT-5 and RT-6 zones seek to ensure that development occurs in a manner that retains the physical character of buildings having "character merit", or enhances the physical character of architecturally undistinguished buildings, and to ensure that development is compatible with the surrounding street and neighbourhood. A set of guidelines set out expectations for a design response to <i>Street Character, Front Yards, Roofs, Windows, Entrances, Porches, Detailing, Materials, Colour, and Landscaping</i>.</p> <p>Apartment Zoning (RM-4): The intent of the RM-4 zoning is to achieve high quality development and residential livability and to enhance the character and identity of each neighbourhood.</p> <p>Zoning Detailing and Materials Provisions: Architectural detailing and materials support the goal of maintaining and strengthening area character. They can also play a significant role in making an area architecturally distinctive.</p> <p>Zoning Streetscape Provisions: The landscaping treatment of the front yard, the building massing, and the pattern of buildings and side yards are important components. Certain patterns comprising the streetscape should be respected by new development.</p>	<ul style="list-style-type: none"> • <i>Current RT-5 zoning encourages demolition and duplexing, not heritage</i> • <i>City planning should not design buildings</i> • <i>Foreign look? Is design control xenophobic?</i> • <i>Consider history of guidelines and applicability to today</i> • <i>Neighbourhood has many families and many seniors. Need to encourage family size apartments (e.g. 2 BR and smaller apartments easily accessed by the street e.g. ground level or elevator access). (3 green dots)</i>
<p>Sustainability</p> <p>Need current practices to encourage sustainability (1 green dot)</p> <p>Need to foster commercial and residential areas and the relationship between the two (7 green dots)</p>	<p>EcoDensity: Well located density puts people close to shops, jobs, amenities and services, meaning more trips are made by walking, biking and transit, instead of by car. Density also reduces building energy use in that housing with shared walls use less energy. Density makes renewable energy sources more</p>	<ul style="list-style-type: none"> • <i>Mix retail and residential uses</i> • <i>Recognize opportunities for food production on parks, open spaces, public and private properties- Green Streets– review Engineering, food policies (X3)</i> • <i>Improve sustainability of existing and new buildings e.g. infill</i> • <i>Green building practices – LEED or similar for new developments</i>

Issues/Goals	City Policy	Comments
	feasible and affordable. And when combined with green building features, density can go even further to reduce greenhouse gases, as well as to conserve water, reduce waste, and provide other environmental benefits.	<p>(1 green dot)</p> <ul style="list-style-type: none"> • <i>Going beyond LEED: homes made from cob or straw bale</i> • <i>Reuse of building materials i.e. "junk"</i> • <i>LEED standards do not recognize local conditions (e.g. use of solar panels). Can we re-jig the zoning (the playing field) to retain existing buildings and make them 'green' and build new green buildings (X2)</i> • <i>Relaxations in residential zoning to allow businesses, live-work, mixed use including in RM zones</i> • <i>Sustainability = houses that don't need to be replaced in 40 years. Encourage quality buildings that last.</i> <p>(4 green dots)</p> <ul style="list-style-type: none"> • <i>Remember how close we are to the Olympic Village – consider that as context for sustainability</i> • <i>Street-level, covered bicycle storage for new developments vs. parking requirements</i>
<p>Greening and Landscaping</p> <p>Increase plantings on sidewalk outside of apartments</p>	<p>Zoning Landscaping Provisions: In the apartment areas, while landscaping should reinforce the neighbourhood character, it may also present an attractive night-time landscape image, and enhance the landscape image of the lane. In the North apartment area, special open space features can be incorporated to create visual interest along the street edge (e.g., ponds, fountains, theme gardens, arches, arbours, bosques and sculpture).</p>	<ul style="list-style-type: none"> • <i>Lawns are dumb</i> • <i>Promotion of small-scale community gardening (i.e. yard sharing)</i> • <i>Think about small space food production opportunities in design review: laneways, side yards, structurally suitable balconies and roofs</i> <p>(1 green dot)</p>
<p>Laneways</p> <p>Laneway animation - enhance businesses in urbanization, revitalize dead areas along Watson Street (2 green dots)</p>	<p>Country Lanes: reduce the amount of surface water entering the storm/sewer system. The "Country Lane" alternative provides the functionality of an improved surface for vehicles yet maintains the ambiance of country living through</p>	<ul style="list-style-type: none"> • <i>How would laneway design change if they were more people-oriented?</i> • <i>Articulate policy re: how laneways can serve communities</i> • <i>Laneways as pedestrian streets</i> <p>(5 green dots)</p>

Issues/Goals	City Policy	Comments
<p>Lane character: transparency – low fences, pitched roof one car garages, carports, hillier than streets</p> <p>Encourage country lanes, green back lanes, green street programs – lots of greenery and gardens (1 green dot)</p>	<p>the use of pavers, grass and other landscaped features.</p>	<ul style="list-style-type: none"> • <i>Security, lighting, people-friendliness are all important</i> • <i>Avoid 2-tier system i.e. front house vs. laneway house</i> • <i>Subdivide lots to allow freehold infill</i> • <i>Laneway infill should be easier re: design guidelines (1 green dot)</i> • <i>Laneway housing as an ownership option</i> • <i>Consider laneway/alley composts used by all members of the block, managed by the City (like garbage)</i>
<p>Views</p> <p>Preserve mountain view from south to north</p> <p>Views: closed due to topography Burnaby Mtn, Grouse Mtn between city trees</p>	<p>View Cones: A view corridor (sometimes called a ‘view cone’) provides a public view, usually of the mountains, from a specific public view point. In 1989, Vancouver City Council adopted 27 view cones to protect views to the North Shore mountains, the Downtown skyline, and surrounding water bodies.</p>	<ul style="list-style-type: none"> • <i>Views should be accessible to all income (housing) levels</i>
<p>Commercial Areas</p> <p>Don't confine shopping to commercial area only</p> <p>Prevent public space not well planned, e.g. outdoor space at Kingsway Honda</p> <p>Don't lose public halls and spaces to have retail/restaurants/profit conversions</p> <p>Ensure landscape design standards for new Kingsway/Main development (lights, streetscape, lack of street trees) (1 green dot)</p>		<ul style="list-style-type: none"> • <i>Allow mix use buildings – owner lives and works in space (or rents out live/work space) e.g. house up – art studio/shop down</i> • <i>“Back door” business development opportunities onto lanes</i> • <i>(New library/community centre a response to this)</i>