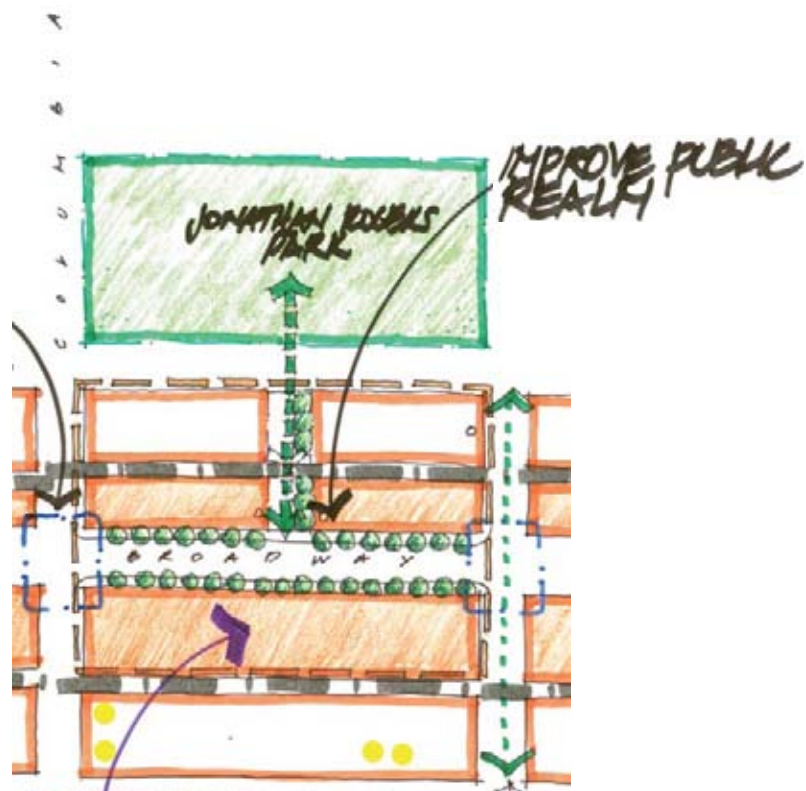
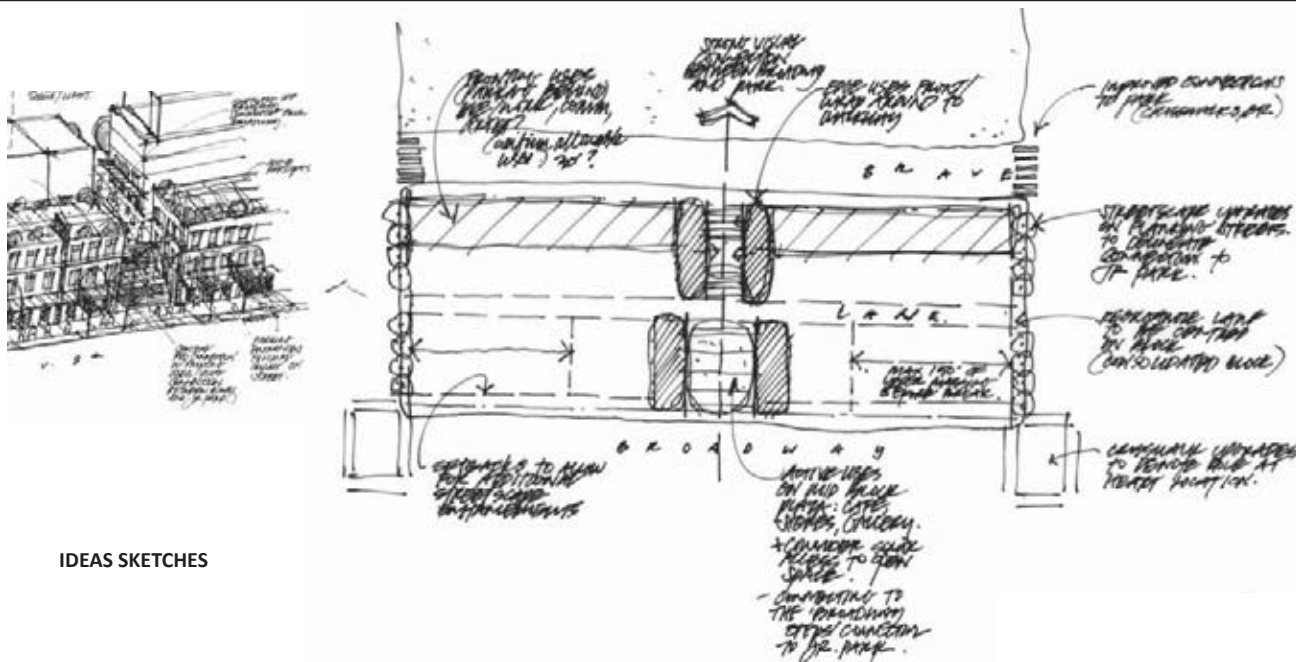
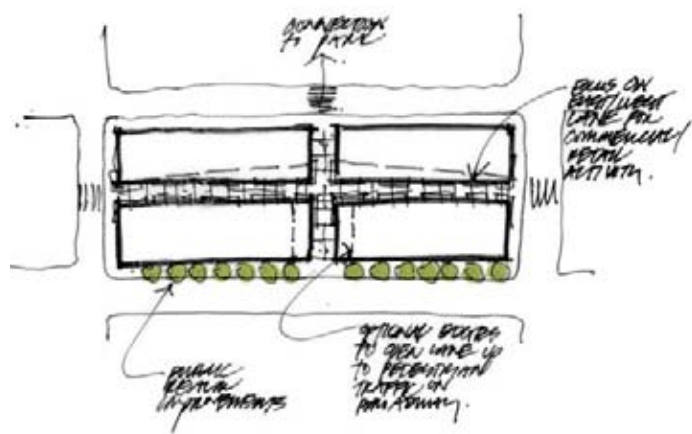


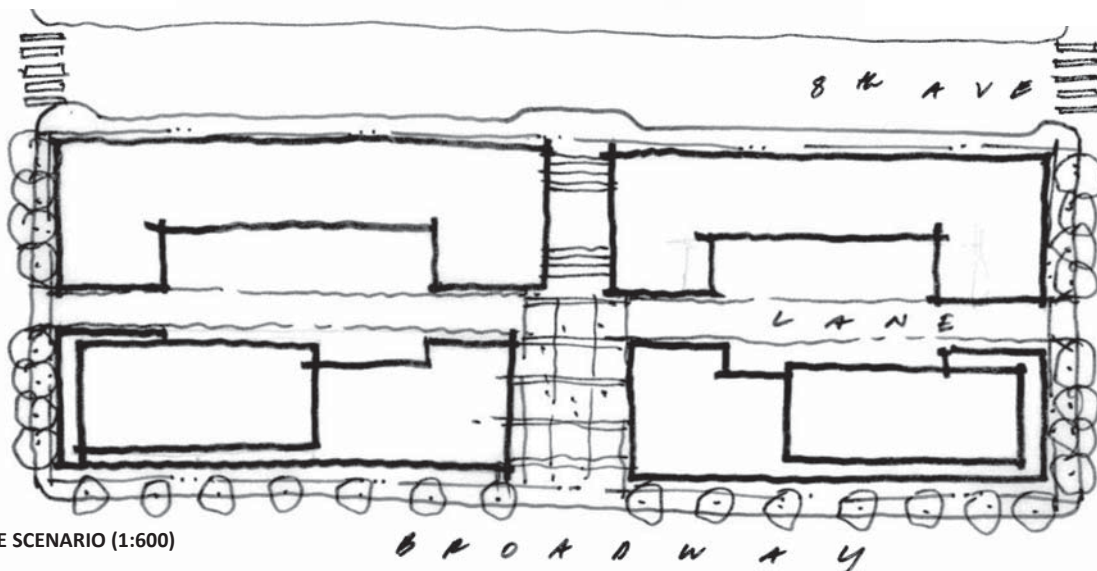
PREVIOUS WORKSHOP: STARTING POINT



- 'THE HEART'**
- MEC ACTING AS COMMUNITY CENTER
 - CONNECT THE HEART TO JONATHAN ROGERS PARK



IDEAS SKETCHES



CHANGE SCENARIO (1:600)



POTENTIAL MASSING

SCENARIO DESCRIPTION:

The concept is focused on the east/west lanes that currently exist and connections to Jonathan Rogers Park. The concept seeks to animate these lanes with new development that makes active use of the lanes and creates a distinct identity through this area, and create a new north/south link. The main objective is to create new activity in the lane, thereby shifting the pedestrian focus along a more pleasant environment.

KEY URBAN DESIGN PRINCIPLES:

- Identify shopping area character and it's heart
- Strengthen links within Mount Pleasant and to City-wide destinations
- Responsive new development

WHAT WE'VE HEARD:

- Initiatives should respond to MEC as the 'heart' and reflect 'outdoor character' of the shopping area
- Create a significant mid-block pedestrian crossing leading to Jonathan Rogers Park, with commercial storefronts facing open space, consolidating the block and reorganizing the lane
- Encourage front-to back development on short lots; and wrap retail around corners off Broadway
- Provide small retail spaces (limit unit sizes) especially closer to Main
- Capacity for greater height on north side of Broadway (no shadowing of park), ensure scale respects and responds to mountain views
- Employ a bike parking strategy to attract more bikes to the area; create a shopping 'bike path' (e.g. like on Carroll St.)

'BIG PICTURE' QUESTIONS:

You are encouraged to think about these broader questions while working on your specific change scenario:

- how should the work on this change scenario transfer to similar sites east?
- what ideas here can we take and use in other blocks?
- what should be the role of this area within the overall community? How should it support or be different than the main community 'heart'?

PREVIOUS WORKSHOP: STARTING POINT

MAIN ST. VILLAGE

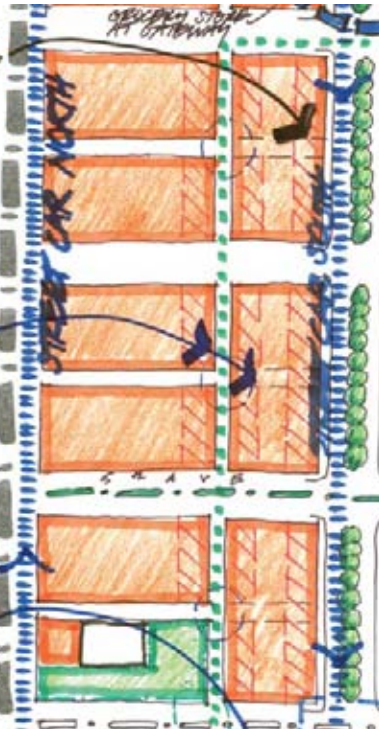
- WALKABLE BEES ON MAIN
- SHOPS WRAP CORNER; RETAIL AT CORNER
- TRANSIT OVERLAY (GREEN)
- STRATEGIC DESIGN TO MARK THE ARTIST VILLAGE (LAVENDER)
- RETAIL STRIPS

'ARTIST ALLEY'

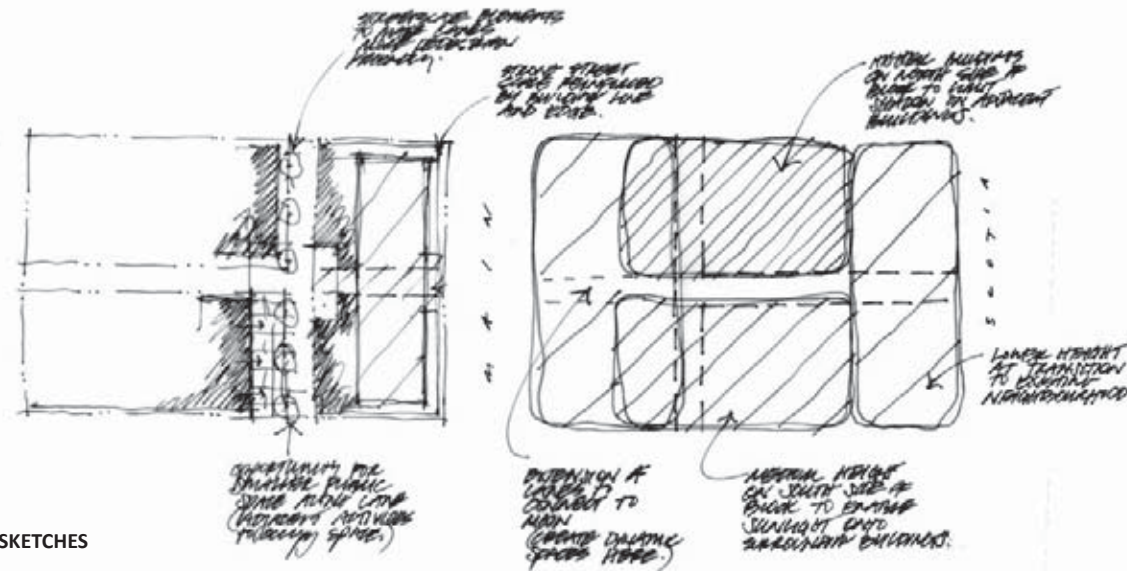
- SHOP ENTRANCES AT LANE
- PUBLIC REARWALL IMPROVEMENTS
- STREET TEXTURE AND IDENTITY
- ARTIST REARWALL - PLACES FOR ART DISPLAYS
- INTERACTIVE + HISTORICAL; WAYFINDING AND WAY MARKING

'MARKET PLACE'

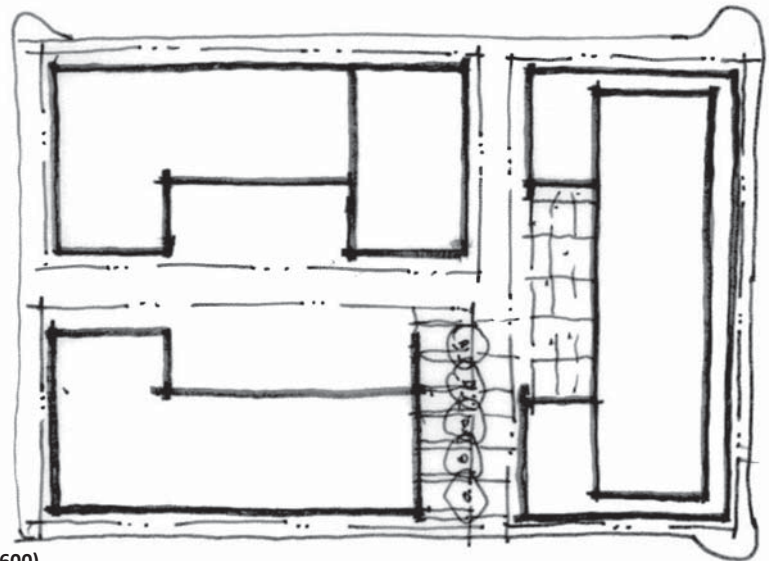
- OPEN SPACE ON AISLE AT KINGSTON
- PARKING SPACES (FRESH MARKET)
- CLIMATE AND AMENITY
- STREETCART



1:1500



IDEAS SKETCHES



CHANGE SCENARIO (1:600)



- higher massing on north side of block
- existing view cone heights limit opportunity on east side of Main
- lower massing on south side of block to maximize sun access to adjacent buildings
- limit length of taller massing to ensure sun access at street level
- explorations of additional height and massing
- base zoning height (dark blue): IC-2 (60')

POTENTIAL MASSING

SCENARIO DESCRIPTION:

The concept is to help create dynamic places around the pedestrian lanes. Massing is adjusted to minimize shadowing on adjacent properties while creating opportunity for new forms of development.

Additional setbacks along the lane can help to create new forms of public space taking advantage of adjacent uses.

KEY URBAN DESIGN PRINCIPLES:

- Cultivate a sense of place
- Responsive new development

WHAT WE'VE HEARD

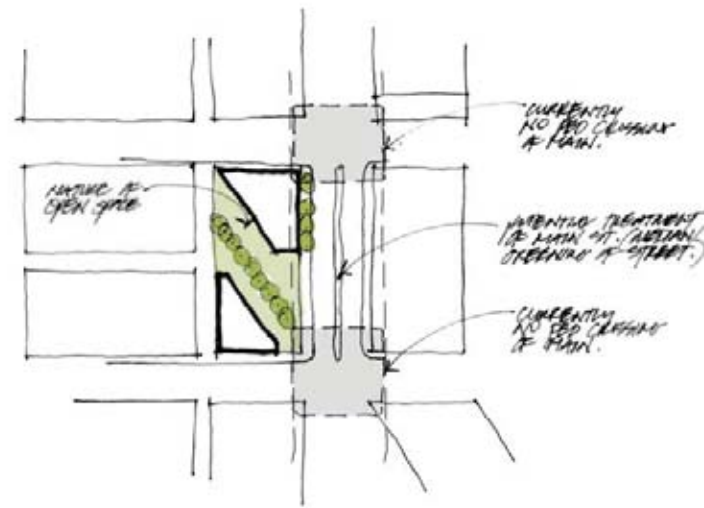
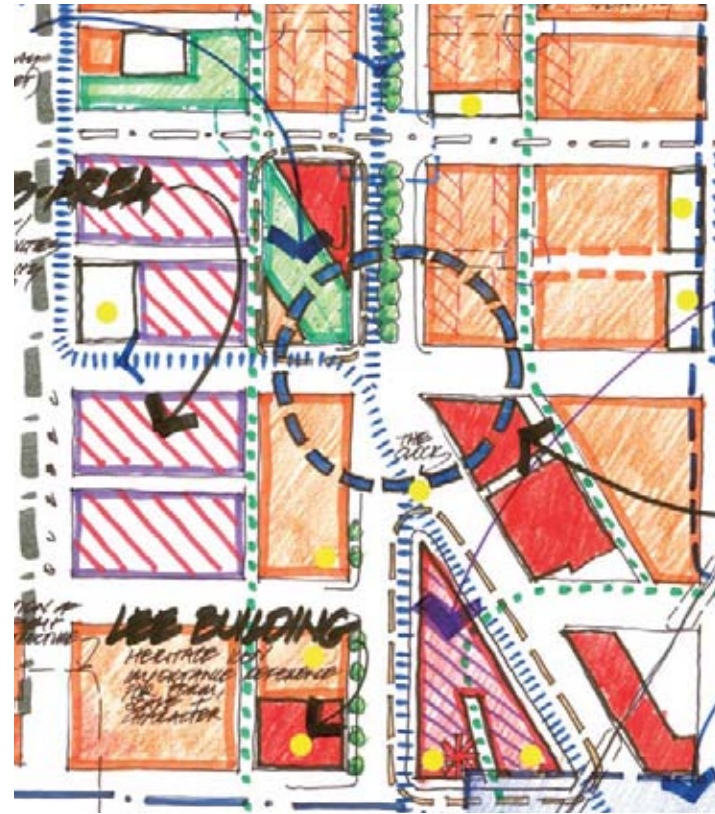
- Create a village like feel with a mix of residential office, retail (on first floor), and light industrial uses; provide local serving shops and services with small and varied frontages; anchor grocery store needed
- provide affordable rental units; support incubator businesses
- make lanes more lively by allowing shops to front the lane, encouraging pedestrian and cyclist activity; wrap retail onto some side streets
- build tall thin towers to retain views; consider height/density to buffer noise into adjacent residential areas
- allow a range of building heights
- create more public open spaces that link Main together, provide new plazas, public gather places (e.g. 3rd and Lorne)
- provide affordable rental housing
- Keep historic flavour and feel, new development to fit in with existing heritage/character buildings
- Use lanes as pedestrian/cycling connections and develop pathways through the industrial area
- install curb ramps, benches, and street trees; provide wider sidewalks, special paving and lighting, and public art; maximize natural views by encouraging restaurants and patios with more space

'BIG PICTURE' QUESTIONS

You are encouraged to think about these broader questions while working on your specific change scenario:

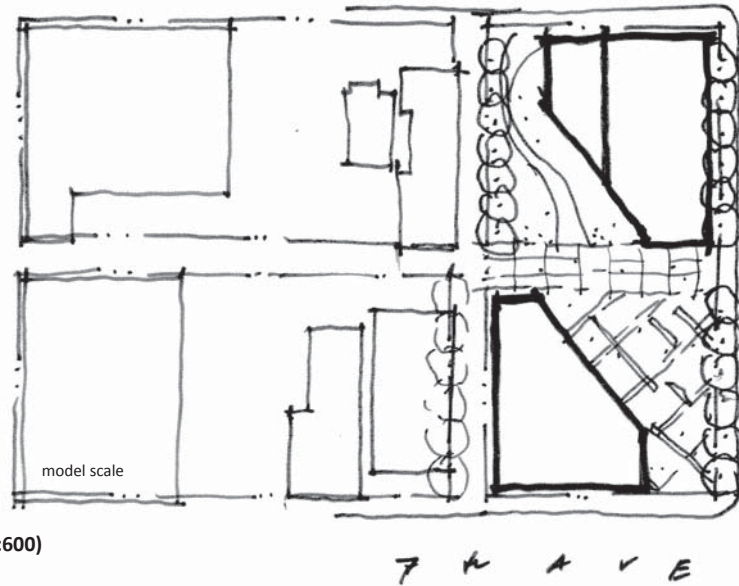
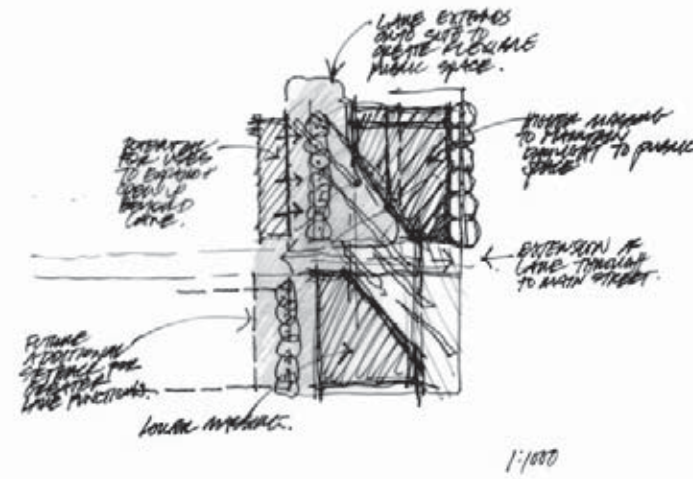
- how should we address the east side of Main Street given the existing view cone?

PREVIOUS WORKSHOP: STARTING POINT



MOUNT PLEASANT: M27

IDEAS SKETCHES



CHANGE SCENARIO (1:600)



POTENTIAL MASSING

SCENARIO DESCRIPTION:

The concept examines the opportunity created by a potential extension of Kingsway through to Quebec. The concept examines the resultant block pattern that emerges the connector's geometry is extended and then filled with a mixture of building and open space. The site also serves as a gateway north.

KEY URBAN DESIGN PRINCIPLES:

- Mark transitions and points of departure
- Strengthen links within Mount Pleasant and to City-wide destinations

WHAT WE'VE HEARD

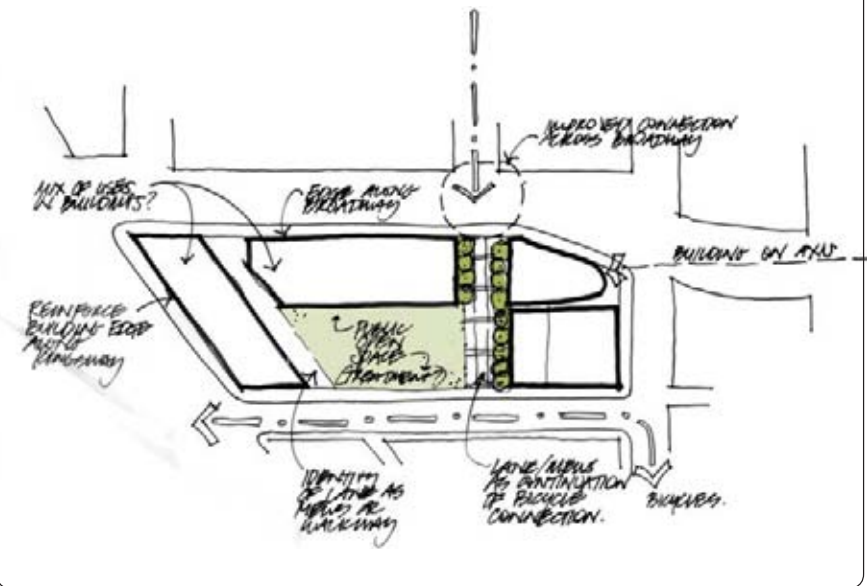
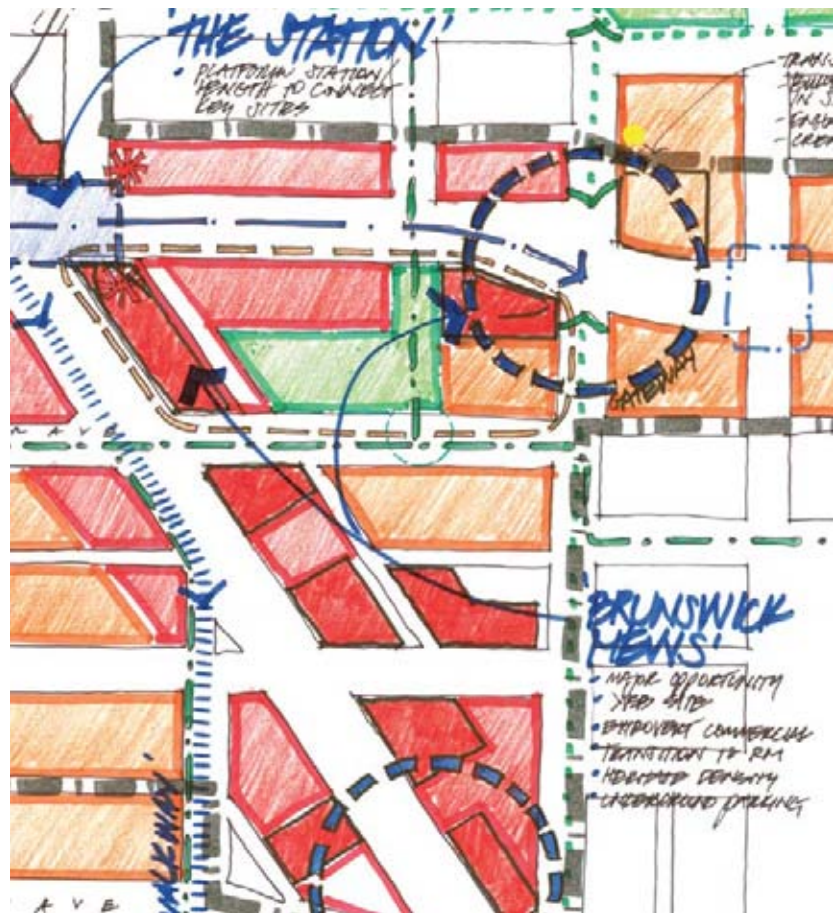
- Quebec Connector only in conjunction with enhancing pedestrian realm on Main St. (e.g. narrow street, median, wider sidewalks)
- convert City owned lots for community use (e.g. farmers'/art market and park, housing, and mixed-use)
- additional setbacks for new development should be sought in order to get sufficient space for proper streetscape treatment (i.e. wide sidewalks, street trees, etc)
- employ additional left turn lanes on Main from 7th to 2nd to divert traffic, with traffic signals and median refuge
- Make a safer crossing at 7th and Main (and generally improve crossing east/west across Main to connect residents and parks on either side of Main
- add green space at 7th and Main

'BIG PICTURE' QUESTIONS

You are encouraged to think about these broader questions while working on your specific change scenario:

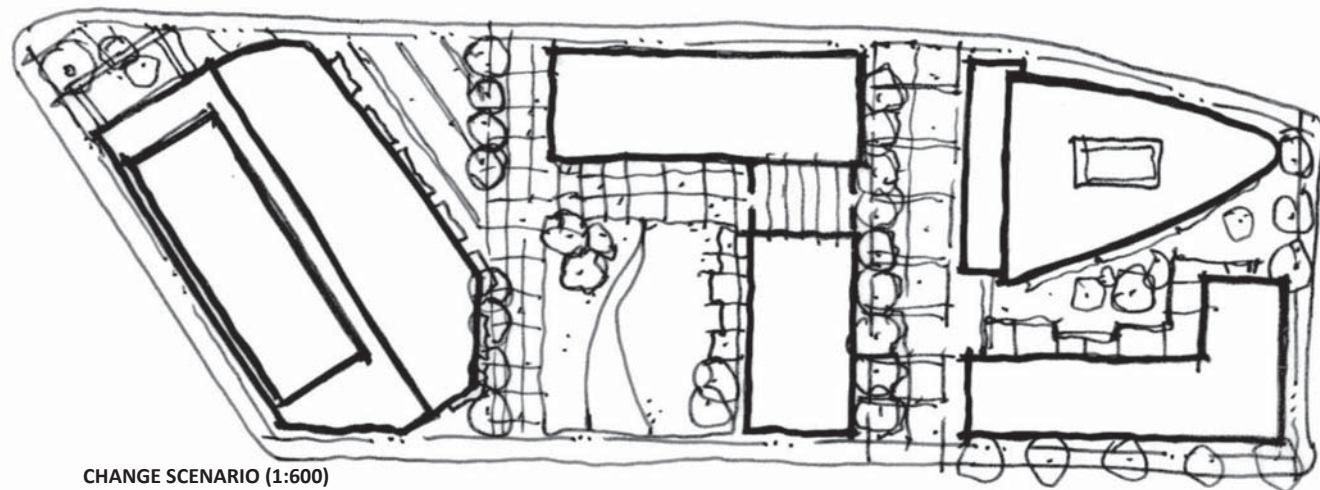
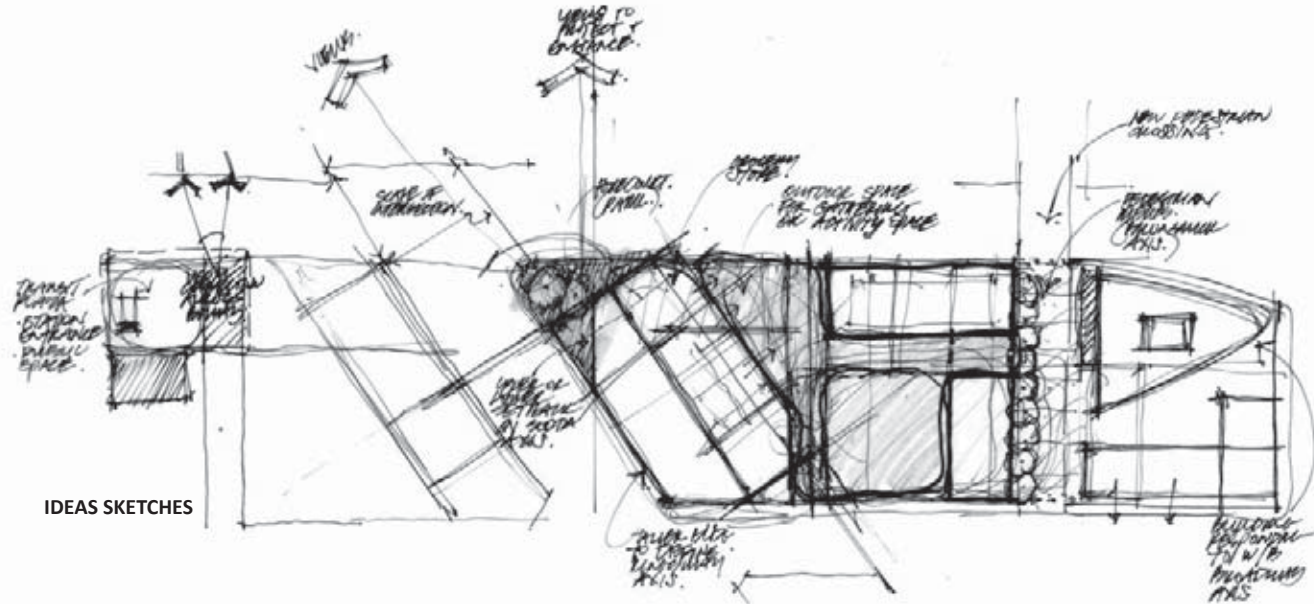
- what measures are needed to ensure an improved connection across Main Street between the connector site and the new community centre?
- how does this site support the overall idea of a 'Hilltown'?

PREVIOUS WORKSHOP: STARTING POINT



MOUNT PLEASANT: UPTOWN

IDEAS SKETCHES



CHANGE SCENARIO (1:600)



POTENTIAL MASSING

- corner at Broadway/Kingsway maintained as public space
- higher massing on Kingsway edge
- shops and services opening onto public space - continuation of lane extending through
- explorations of additional height and massing - taller flatiron building marking Broadway axis from east
- base zoning height (dark blue): C3-A (30')
- buildings to permit sun access to open space - defining pedestrian mews
- pedestrian mews
- lower edge buildings create transition to broader community

SCENARIO DESCRIPTION:

The concept explores the options around the Kingsgate Mall site. A mixture of uses (commercial, retail, residential, open space) is considered for this site, which has numerous opportunities along its edges - Kingsway and Broadway both have unique attributes that inform building geometries around the site, as do various pedestrian 'desire lines' that intersect the site.

KEY URBAN DESIGN PRINCIPLES:

- Cultivate a sense of place
- Identify shopping area character and it's heart
- Mark transitions and points of departure
- Responsive new development
- Promote Mount Pleasant's heritage and culture
- Strengthen links within Mount Pleasant and to City-wide destinations

WHAT WE'VE HEARD

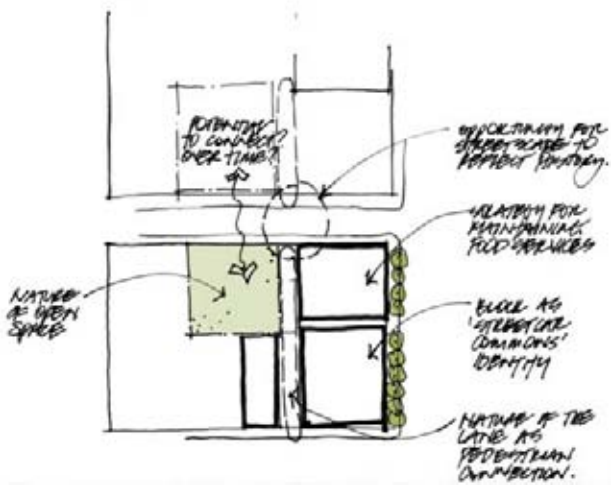
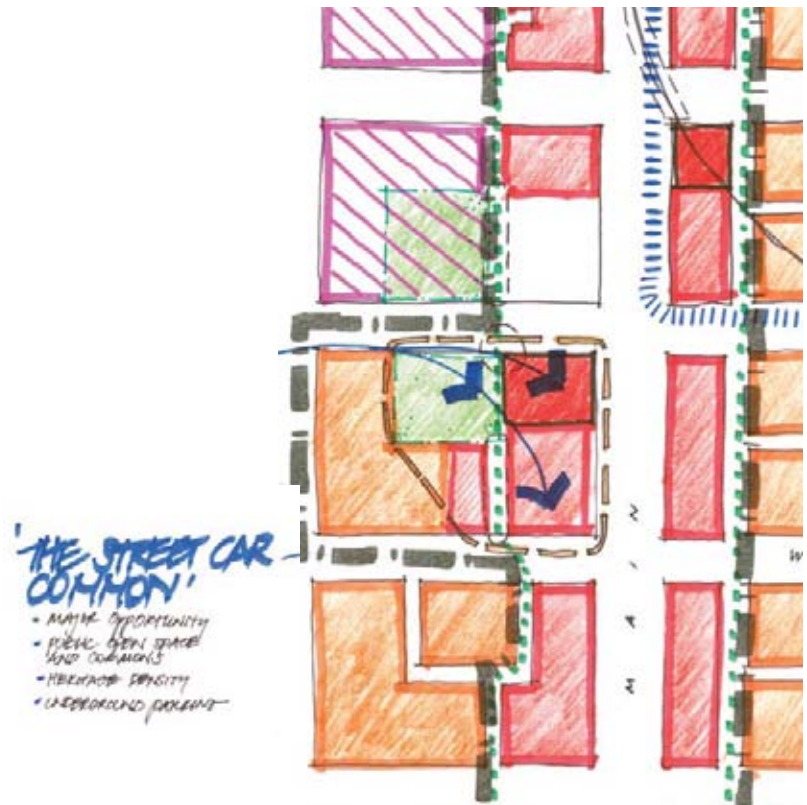
- encourage new development at Kingsgate Mall to add additional housing (with density transfer), and expanded job space (office professional) with underground parking and more services (with improved orientation to the street)
- Kingsgate Mall to be served by new Rapid Transit Station on Broadway between Main and Kingsway, retaining positive attributes of existing mall (e.g. small businesses, booths, chairs, bingo, local programming/ events run out of the mall) and still catering to basic needs of the diverse local population
- Provide smaller retail spaces as incubators for small business, and limit franchises
- Expand job space and seek evening 'vitality' (beyond 9 to 5)
- Protect views by spreading height and density around
- Turn Kingsgate Mall 'inside-out' with 'active' space designed with pedestrian and cyclists in mind, and an interactive space for all
- Make area more friendly with appropriately scaled and maintained gardens and parks (promote community and discourage crime)

'BIG PICTURE' QUESTIONS

You are encouraged to think about these broader questions while working on your specific change scenario:

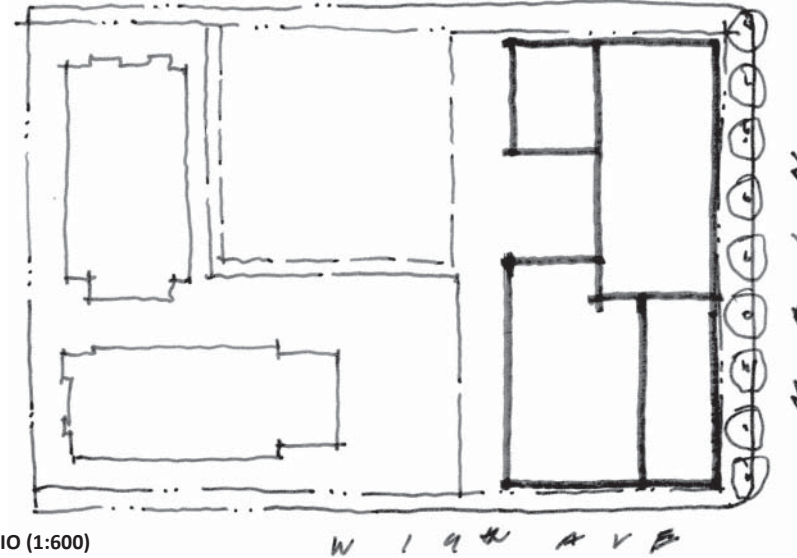
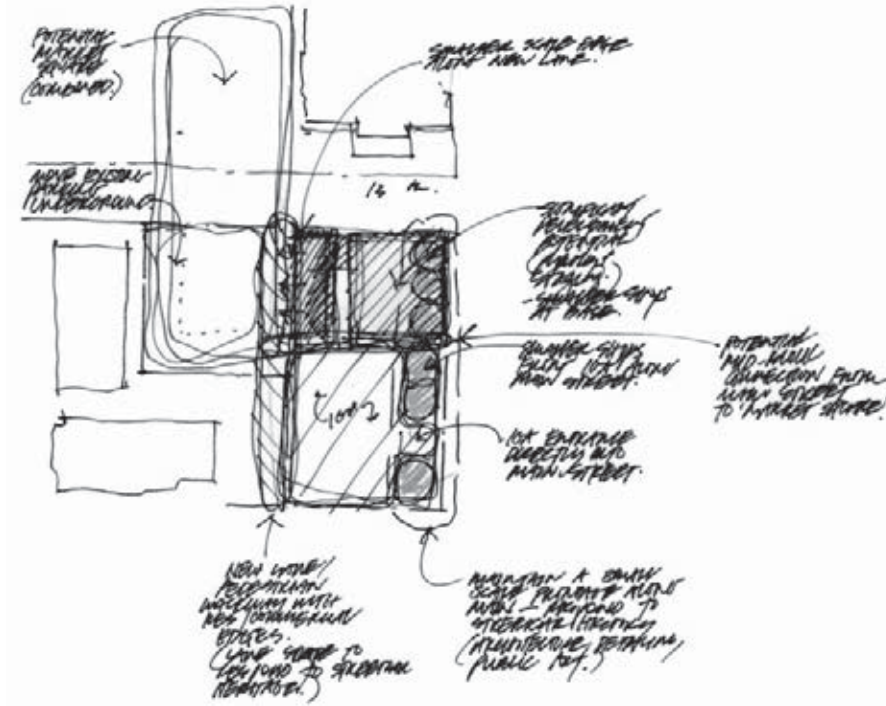
- how does this site support the overall idea of a 'Hilltown'?
- how does/should this site relate to the Broadway/ Fraser site?

PREVIOUS WORKSHOP: STARTING POINT



MOUNT PLEASANT: UPTOWN

IDEAS SKETCHES



CHANGE SCENARIO (1:600)



POTENTIAL MASSING

SCENARIO DESCRIPTION:

The concept examines the current IGA site which was the historic home of the streetcar. The key issues for this site are how to stage new development that makes best use of the site and one that also contributes effectively to the local neighbourhood conditions.

Another part of this concept is to investigate ways in which north/south pedestrian movement can be continued through the site by way of a new lane.

KEY URBAN DESIGN PRINCIPLES:

- Cultivate a sense of place
- Responsive new development
- Promote Mount Pleasant's heritage and culture
- Strengthen links within Mount Pleasant and to City-wide destinations

WHAT WE'VE HEARD

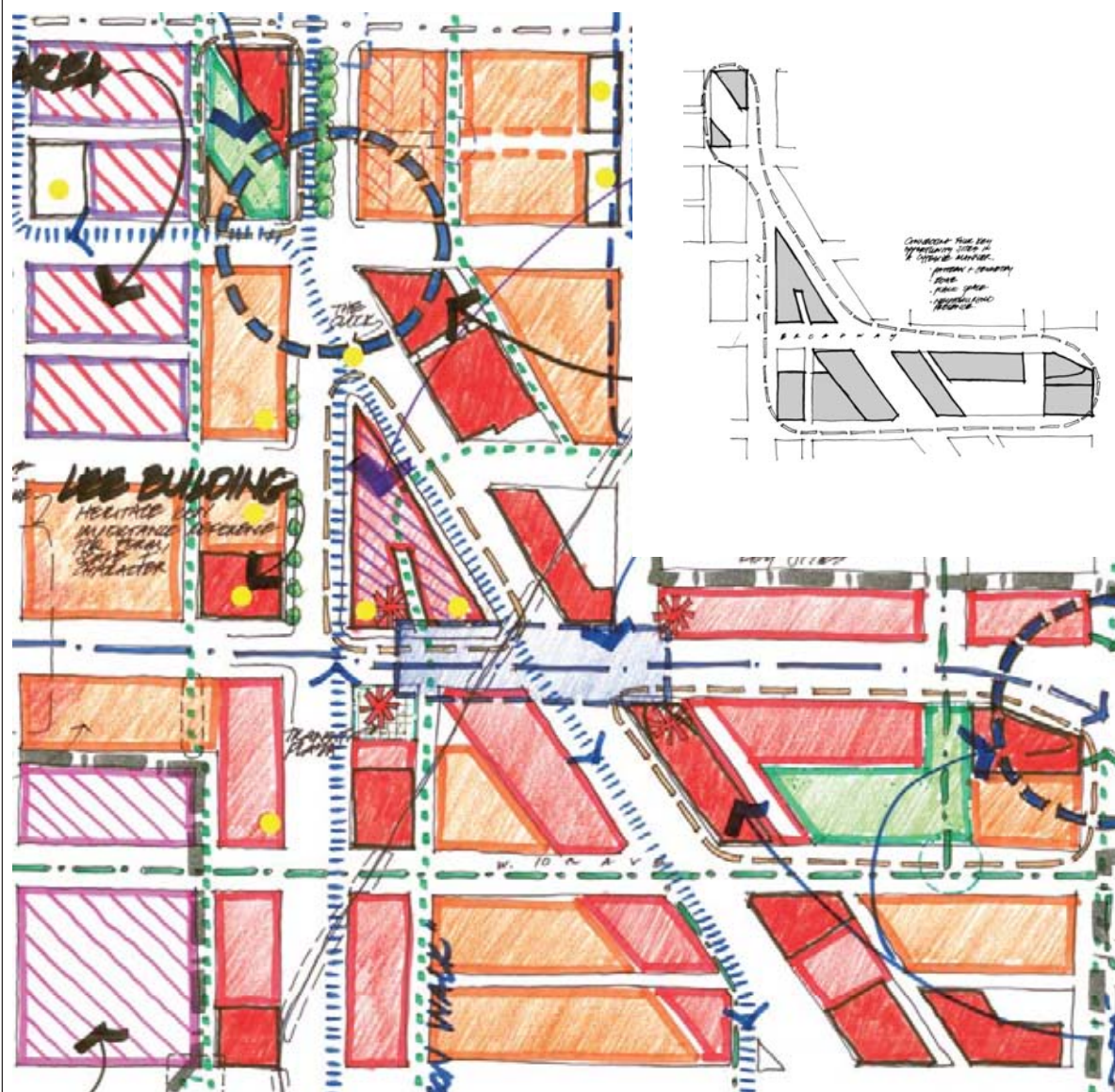
- encourage new development at IGA site to add additional housing (with density transfer), and expanded job space (office professional) with underground parking and more services (with improved orientation to the street)
- IGA entrance on Main Street
- Create public green market (work with St. Patrick's Church) in place of surface parking lot
- Have space for artists' fair, community garden, gathering space
- Explore and work with 'streetcar theme'
- Wrap retail onto side streets

'BIG PICTURE' QUESTIONS

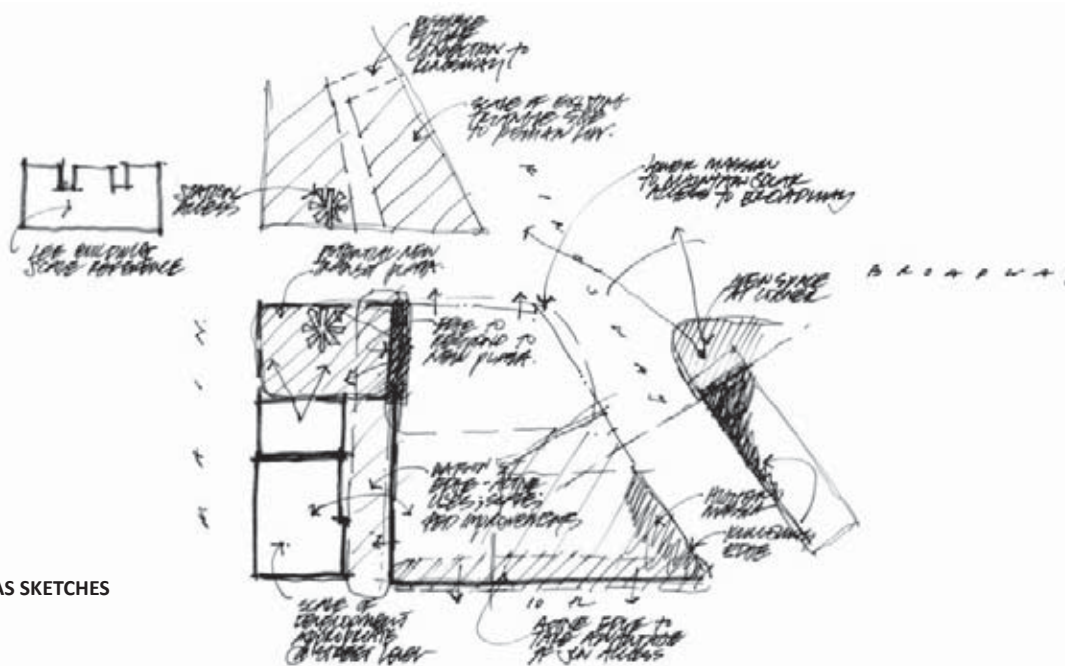
You are encouraged to think about these broader questions while working on your specific change scenario:

- how does this site support the overall idea of a 'Hilltown'?

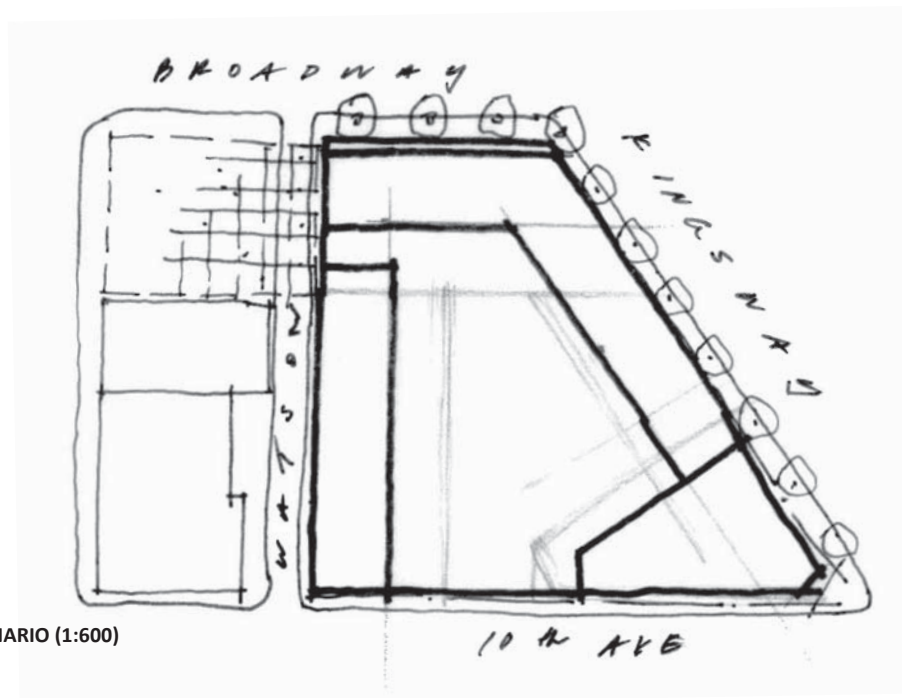
PREVIOUS WORKSHOP: STARTING POINT



IDEAS SKETCHES



CHANGE SCENARIO (1:600)



SCENARIO DESCRIPTION:
The concept examines broader connections between significant sites within the centre of Mount Pleasant. The four separate sites relate to one another in terms of appropriate edge and transition conditions, and overall built form legibility.

The exercise is to determine how each site responds to another and what key elements should be considered collectively or individually. Key elements are pattern and geometry, edge condition, public space and how each is connected, and broader neighbourhood presence.

KEY URBAN DESIGN PRINCIPLES:

- Cultivate a sense of place
- Identify shopping area character and it's heart
- Mark transitions and points of departure
- Responsive new development
- Promote Mount Pleasant's heritage and culture
- Strengthen links within Mount Pleasant and to City-wide destinations

WHAT WE'VE HEARD

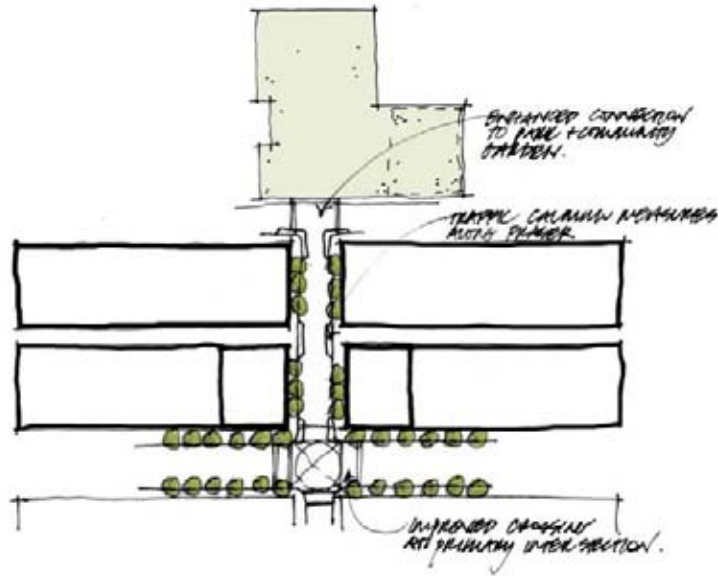
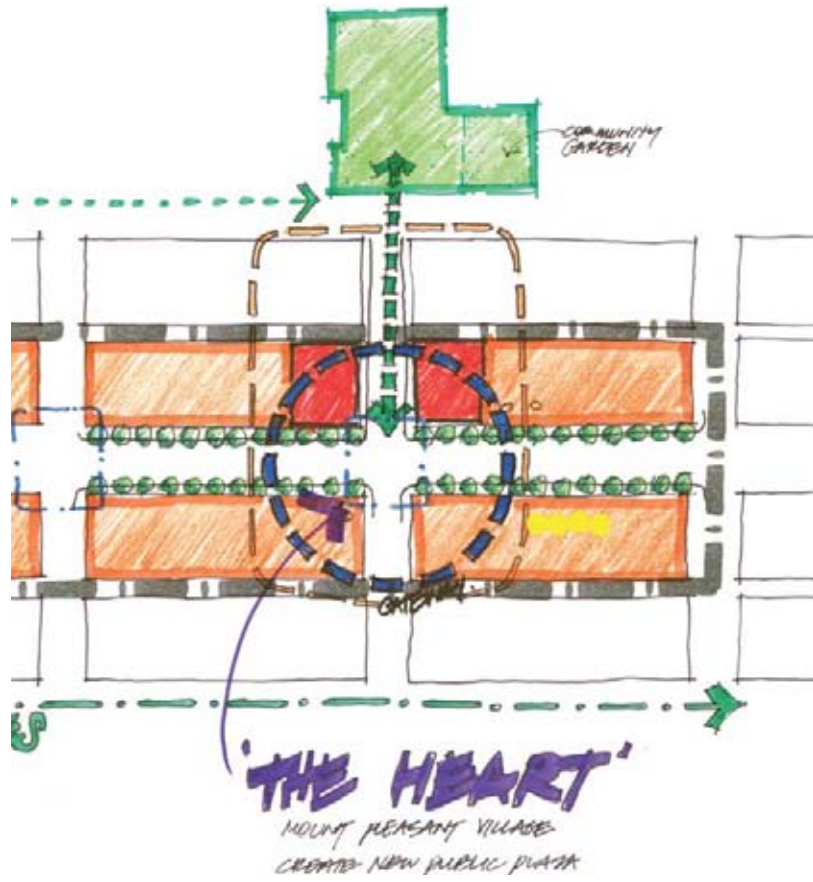
- integrate services like art spaces (including galleries), and daycare; encourage small storefronts to be used as galleries/ studios
- need multi-purpose indoor spaces for artists, seniors, youth
- create/ develop more artist studios, preserve existing studios
- small incremental
- create a heart at the 'Triangle': gathering place with neighbourhood house, dance hall, retained heritage buildings and multicultural landmark
- reference the Lee building for form, space and character guidelines at the triangle; use heritage materials for newer buildings
- ensure proper scale of shopping street (e.g. large scale vs. heritage): prefer density off of arterial or around transit stations
- transition to heritage residential located south of Broadway/ west of Main
- Find ways to celebrate uniqueness of Watson Street with double fronting businesses
- provide a mix of housing types: rental, live work, family, affordable, row
- protect views
- retain older more affordable housing (e.g. 3 storey walk-ups) for low and lower income families and individuals

'BIG PICTURE' QUESTIONS

You are encouraged to think about these broader questions while working on your specific change scenario:

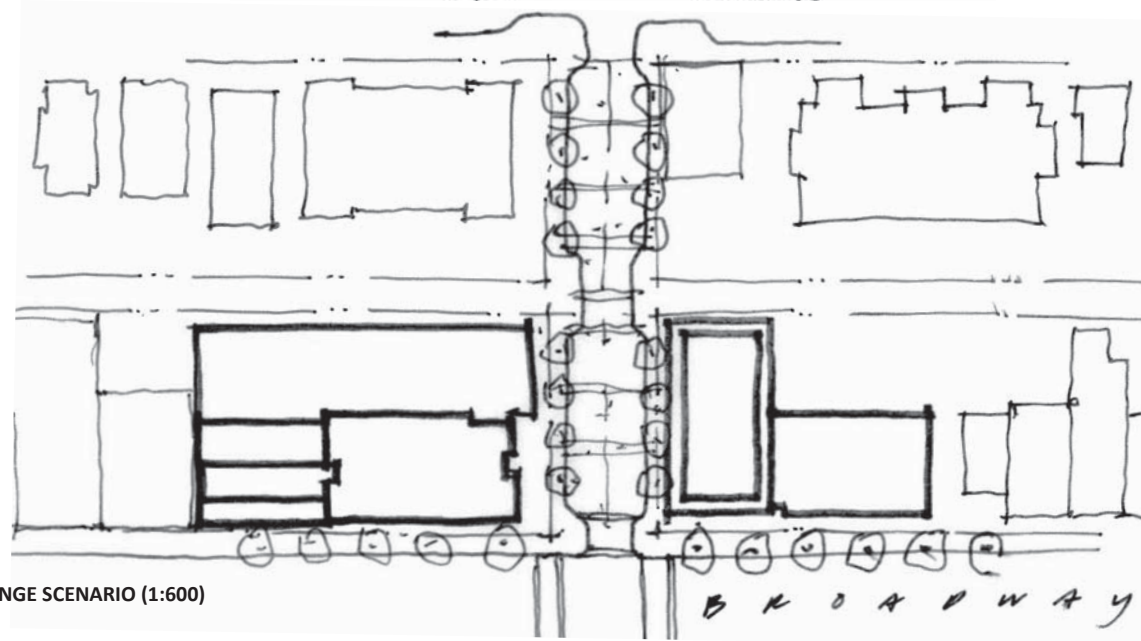
- what characteristics are needed to support the concept of a 'Hilltown'?
- how does the

PREVIOUS WORKSHOP: STARTING POINT



MOUNT PLEASANT: BROADWAY/FRASER

IDEAS SKETCHES



POTENTIAL MASSING

- higher massing on Broadway (up to 12 storeys)
- explorations of additional height and massing
- streetscape improvements along Fraser north of Broadway
- pedestrian upgrades at intersection
- transitional scale of buildings to fit the surrounding context
- base zoning height C-2C (35')

SCENARIO DESCRIPTION:

The concept explores the nature of Fraser north of Broadway. In this example the street is updated with numerous street calming features to distinguish this segment of the road and to strengthen the connection between Broadway and Sahalli Park.

New development would respond with edge conditions that provide animation onto this upgraded streets.

KEY URBAN DESIGN PRINCIPLES:

- Cultivate a sense of place
- Identify shopping area character and it's heart
- Mark transitions and points of departure
- Responsive new development
- Promote Mount Pleasant's heritage and culture
- Strengthen links within Mount Pleasant and to City-wide destinations

WHAT WE'VE HEARD

- Animate the block by addressing problem of empty lots and blank facades (e.g., Teamsters Bldg)
- Provide family housing with 3 bedrooms (e.g. within Social Housing project) student and seniors' housing
- Encourage retention and enhancement of heritage and character buildings esp north of Broadway
- Provide more developments with inner court yards (seen from the street), open to Fraser St. with front doors, good quality materials and design
- Create 'Fraser Square' on north side of Fraser at Broadway where local art is produced and sold; programming for arts and culture (esp for youth)
- Provide another transit stop for B-Line bus at Broadway/Fraser (need transit hub)
- Enhance public realm with expanded and improved sidewalks (more space for outdoor seating), and 'green-up' storefronts and streetscapes, and centre medians

'BIG PICTURE' QUESTIONS

You are encouraged to think about these broader questions while working on your specific change scenario:

- what characteristics are needed to support the concept of a 'Hilltown'?