

Broadway East

Draft Urban Design Principles and Strategies

From the Mount Pleasant Community Plan

For Broadway East – s. 5.4 Broadway East, pp. 28-29

- Revitalize Broadway East, attracting a mix of business and residential development, providing more shops and services within walking distance, including provisions for more medical and dental services. Ensure that Broadway East be kept more local in scale than the Uptown area.
- Require ground floor retail to animate the street, with office space and social services located on the second and/or third storey, with residential higher up.
- Arts and cultural spaces, including space for individual artists (e.g., studio, support, production, and presentation spaces) should be expanded to serve the large artist population; encourage small storefronts (especially chronically vacant spaces) to be used as galleries/ studios.
- Seek ‘quality’ in design of new buildings, with good quality materials and interesting detailing, including some inner courtyard designs (e.g., Campbell Court) for new development.
- Retain existing density and height limits up to 4 storeys on the south side of Broadway, maintaining sun access to commercial sidewalks, views to the north, and existing scale of new development.
- Pursue additional density and height beyond that permitted under the current C-2C zoning for mixed-use developments on the north side of Broadway to increase private investment in the Broadway East shopping area, and contribute to public benefits (e.g., cultural amenities and public realm improvements).
- Allow up to 6 storeys for mixed-use developments along the north side of Broadway between Prince Edward and Prince Albert Streets; investigate permitting additional height during plan implementation

For the Kingsgate Mall site – s. 5.1 (i) Kingsgate Mall (p. 25)

- Pursue additional density and height beyond that permitted under the current C-3A zoning
- Retain positive attributes of existing mall to local community: small businesses catering to the needs of the diverse local population, merchant booths, chairs to sit in, local programming/events run out of the mall.
- Turn Kingsgate Mall ‘inside-out’: have entranceways to retail stores on the street; ‘active’ space designed with pedestrian and cyclists in mind; childcare located near green space close to shopping; and an interior courtyard.
- Incorporate a plaza as an ‘inviting’ public space emphasizing pathways through the site to ensure its permeability; consider views from the plaza and provide ready access to and from 10th Avenue Bikeway.
- Explore incorporating outdoor and indoor performance and presentation space in development.

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From the Mount Pleasant Implementation Workshop (November 18, 2012)

For Broadway East

- Create a distinctive, locally and regional serving, commercial “High Street” from Prince Albert Street to St. George Street that respects the prevailing character, frontage and scale of existing buildings.
- Retain, re-purpose and enhance existing older character buildings in support of the distinctive “High Street” character.
- Implement a more walkable and safe “Pedestrian Focused Broadway” between Prince Albert Street to Main Street by ultimately reducing the street width from 6 lanes to 4 lanes when related transit upgrades are implemented.
- Implement a “Green Broadway” by introducing 4 rows of street trees, and related soft landscaping for medians and boulevards, to enhance the pedestrian environment while mitigating the scale of larger buildings.
- Introduce a variety of plazas, parks and other potential closable urban spaces towards a more pedestrian focused character and identity while respecting prevailing, on-going access for local business and municipal operations
- Preserve on-street parking for local, and regional serving, commercial tenancies to the extent possible.
- Create a jobs focused transitional zone between the “High Street” and “Uptown” through re-development of existing larger sites.

For the Kingsgate Mall site

- Recognize the potential for this large site to enhance civic life in Mount Pleasant.
- Ensure that new building form, and siting, does not impose shadows on public open spaces, including new/expanded opportunities anticipated on the north side of Broadway.
- Ensure that new development is substantively lower in height and scale to that of the Council approved RIZE proposal immediately west.

Broadway East

Working Session, 6:15 – 8:15 p.m.

- 6:15 – 6:30 Overview
- 6:30 – 7:00 Draft Urban Design Principles and Strategies
- What is important to you about these principles? Which ones resonate with you in particular, and why? Is anything missing?
- 7:00 – 7:45 Emerging urban design framework
- How does the emerging urban design framework concept address the draft urban design principles and strategies?
 - Dotting/stickie activity
- 7:45 – 8:15 Refine framework diagram
- What should be the working brand title for this area?