

Shaping Public Realm in Mount Pleasant

IMAGES: choo-kien Kua for St. George Rainway (upper right x 2), City of Vancouver (mid-right x 2), Sylvia Holland (left and lower right)



March 7, 2013 Workshop Report – PART ONE

for community stakeholders, PWL (landscape architecture consultants) and City of Vancouver
produced with the support of the Mount Pleasant Neighbourhood House
by **Weaving Policy, People and Place Together** facilitator Sylvia Holland

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This stakeholder engagement process was facilitated by the Mount Pleasant Neighbourhood House with support from the Real Estate Foundation of BC and the Vancouver Foundation, for the benefit of community members, City planners and engineers, and other design consultants.



Purpose of the Workshop

Part I

The purpose of the March 7, 2013 workshop was to pool perspectives of a diverse group of community members regarding the neighbourhood identity to reflect in Mount Pleasant's public realm and, more specifically, to ascertain if the four shopping districts in Mount Pleasant each have a strong distinctive identity within this neighbourhood.

A second aim was to gather local knowledge of important places in or near each district, with neighbours' stories that would further reveal distinctive identity of these service hubs within Mount Pleasant.

A third aim was to better understand locals' walking routes and to gather their perspective on best ways to connect existing green spaces in the neighbourhood and to enhance such a green circuit.

The reason for beginning with shopping districts is that this is the primary focus in the public realm design commission (2012-13) that the City of Vancouver has undertaken with a landscape architectural firm (PWL Partnership), and PWL sought more local insight for their team's design work.

Part II

In a follow-up workshop (scheduled for April 13), the focus will shift to local activities that are influencing the distinctive nature and liveliness of the public realm in Mount Pleasant, and how these projects also reveal critically important themes to sustain in shaping public realm neighbourhood-wide. The relevance of these activities to community well-being, from various perspectives, will be explored.

On April 13 (Part II of this workshop), PWL's design recommendations will also be reviewed with community members. The aim is to identify aspects of the Mount Pleasant Public Realm Plan that demonstrate the aspiration to some city-wide consistencies – and to identify other elements that are distinctive to Mount Pleasant. Further exploration of frequent walking routes and the reasons for taking those routes is also intended.

In Part II in April, community members together with City staff and the City's landscape architecture consultants will explore as well opportunities for further customizing spaces or amenities in the public realm through local stakeholders' involvement.

Shopping Area Locations

While crafting an updated Community Plan for Mount Pleasant (adopted by City Council in November 2010), city planners identified four “hubs” within this neighbourhood in which shops and services are clustered. These four shopping/service sub-areas (with the names given them by municipal planners) are shown below, with each bordered in red:

- Lower Main (2nd to 7th Avenues)
- Uptown (7th to 16th Avenues)
- Broadway West
- Broadway East.

As noted on the previous page, one objective of the March 7th workshop (2013) was to further explore the distinctiveness of each district and to determine if they are more similar than different.



Distinctiveness of the Shopping Areas: The Essence

Factors in distinction

The session facilitator noted many factors that contribute to the distinctiveness of a district, such as

- Geographic location (north, south, east, west “wings” of a local shopping/service area)
- Natural form-makers (e.g., lower slope)
- Type of shops clustered in a given area
- Character of buildings already there
- Local action taken to enhance the public realm
- Specific landscape features (e.g., tree canopy)
- Dreams of what a place can become through revitalization efforts, as well as . . .
- Known history of an area.

Participants were asked to capture “the spirit of the place” and what matters to community members in the shared public space of the neighbourhood. This report uses very few quotation marks but employs participants’ own words to the greatest extent possible.

Geographic experience – important distinctions

- Locals see a separation between Broadway East and West – but not so much of a North / South separation¹ along on Main Street (between Lower Main and Uptown).
 - Broadway West feels “big city.”
 - Broadway East feels like “a friendlier big city.”
- The East/West Divide is Ontario Street, not Main Street.
 - Character-wise, the stretch from Ontario to Main is more part of Broadway East (and part of Uptown) than it is “Broadway West.”
- It is Broadway Central – it’s *not* “Broadway West”!
 - Orb of “Broadway West” is Broadway and Arbutus – not in Mount Pleasant.”
 - “Broadway West” is “West of Granville.”
 - Broadway West is a stupid name – especially because *it* includes a piece of East Broadway.
 - I live on West Broadway and I will give a cross-street address when telling my friends how to get to my house because this is the “end” of West Broadway.
- The south edge of Uptown (as defined by City planners, at 16th Avenue) is a “threshold” but is not experienced as a “gateway.”
 - Though City staff describe 16th Avenue as the border between Mount Pleasant and the next neighbourhood (Riley Park / Little Mountain), most residents perceive several blocks north of 16th to “still be Mount Pleasant.” On Main, a south border is invisible.
- Climbing the slope (from 2nd Avenue to 7th Avenue) of Lower Main does feel like an “entry to” (gateway) experience. On the north-south experience, residents added:
 - I experience Main Street as a continuous entity which encourages movement from north to south and vice versa.

¹ Except at Broadway, which was noted as a “barrier” in the Main Street experience

- I see Main Street as one continuous shopping area from 2nd Avenue to 33rd Avenue. I regularly walk from one end to another.

Character – key distinctions

- Broadway Central as sporty / outdoorsy
- Broadway East as youthful / edgy / spontaneous / social / artsy and eclectic – above all, “friendly”
- Lower Main as artsy / industrial chic / Bohemian
- Uptown as full of surprise / vibrant urban village

Other important reminders

- Lower Main is much more “a district” than a shopping street.
 - This is truer of this shopping area than any of the other three sub-areas.
 - East-west linkages, across Main into side streets and laneways, are as important as the north-south walking route.
- There are no clear obvious landmarks that distinguish four districts for everybody.
- Majority of Mount Pleasant residents participating in the workshop described Broadway West as “more Kitsilano than Main Street” and the other areas as more “Main Street in character.”
 - Lower Main, Uptown and Broadway East were described as “what I would traditionally label “Mount Pleasant.”
 - Residential property owners on Broadway West had a different view. E.g.,
 - I see East Broadway as a separate district, and Lower Main (2nd to 7th) as a separate district – but Broadway West and Main Street as a contiguous area.
- For many, the Cambie Street shopping district is also part of their neighbourhood experience.
 - Why wasn’t Cambie Street included in the shopping district review? This is bizarre!

Degree of similarity

- Considering all responses from community members in the March 7th workshop, the majority affirmed that the four shopping areas in Mount Pleasant are significantly distinct in character.
- On a scale of 1 to 10, where 1 was “not distinctive at all” and 10 was “extremely distinctive,” only three respondents used a score suggesting “more similar than different” (one 3, two 4s) and two chose a neutral rating (5).
- Most others used a score of 6 or 7 on this scale, or simply responded with a YES answer to the query, “As shopping and service hubs for those who live in or visit Mount Pleasant, **do you experience the shopping districts as four really distinct areas?**” (Two “8” scores also noted.)

- However, many community members made these distinctions:
 - Broadway West shares *the least* with the other three shopping districts, with respect to distinctive Mount Pleasant identity.
 - Lower Main's most identifying characteristic is that it does not have one. "There is no there there." This district is currently more of a blank slate than the others. Many added remarks such as "Right now, this space has nothing but it has the most potential for positive change in Mount Pleasant. If anything, the essence is "Gateway."
- The types of businesses, the overall character of the areas, and the topology of the area all contribute significantly to the distinctiveness of each area, in community members' perspective.

Broadway West essence – outdoorsy, sporty, innovative

- "It's all about getting good outdoor gear."
- Outdoors focus: visible in the bike shops, in the park area (where workers, cyclists, walkers congregate, eat, play), in the many sporting goods shops. "Outdoorsy," "sporty."
- Strong connection (via bike route down Ontario – and also Manitoba) to Creekside Community Centre, The [Olympic] Village and the False Creek seawall. 3 converging bike routes.
- Feels more like a big city (west of Main) than does Broadway East. "The Broadway is wider west of Main." (Plan view map actually shows it widest east of Main.)
- Not really a *strong* identity in this district. Worker and shopper presence more than "locals."
- Seen as a "destination district"
 - Area is highly valued for its sports character and calibre/variety of outdoor gear available.
 - Area is used for "in and out" activities: largely shopping transactions, drawing shoppers from a large area in the city.
 - Priciness of the area (shops and restaurants) excludes many residents of Mount Pleasant. Shopping area is a destination for others further afield, more than it is a local hub.
 - M.E.C. "speaks to the need of the neighbourhood: it has a food truck now." Other shops and restaurants are seen as more for destination shoppers than for residents.
- M.E.C. character (that of Mountain Equipment Co-op) is seen as key to this whole district.
 - M.E.C. is "a social place." It's seen as "the thing that holds Broadway West together."
 - The bike rack, especially, is a social hub at M.E.C.
 - M.E.C. is also "an incubator of environmentally-focused products and processes."
 - The light industrial area to the north of this shopping district is also home to multiple environmentally-focused businesses, as well as arts innovation.
- To those who live there, the essence of this district is "eclectic urban living – human scale."
 - New developments mixed with older buildings. Lots of restaurants.
- Character is different from Ontario to Main. *This* stretch of Broadway West belongs more to Broadway East (and/or Uptown) than to the rest of Broadway West (i.e., Ontario to Cambie).

Broadway East essence – friendly, edgy *and* social, spontaneous

- Active youth focus: youth sports, Native youth centre, the energy too of “family and friends.”
- “Edgy,” “unpredictable,” “spontaneous,” “not cookie cutter,” “eclectic and electric,” “artsy” (“incubator of creative space”)
- “Friendly.” People friendly and dog friendly. Informal place to shop. Multicultural community. Diverse group of people here and more newcomers coming to the area all the time. People connections are strong here. (Lower Main residents said the same!) Intimate. Tight community – very relationship-focused. More leisurely than the rest of Mount Pleasant.
- Family-oriented. Neighbourly. Best name for this area? “I call it HOME.”
- Most are one-car families here, so most people walk a lot. “This is a walking community.”
- Well-kept houses, well-kept gardens. “7th Ave. Community Garden (privately owned) is so popular.”
- Suggested one-liners that capture the essence:
“Sociable and friendly. Diverse in culture.” “Cafés, brunch and cherry blossoms.”

Lower Main essence – artsy, Bohemian, gateway district

- “Artsy.” “Bohemian.” “The Bohemian feel of Mount Pleasant is *so* important,” to residents and for visitors to the neighbourhood.
- Home to a great many artists. “District of side street studios.”
The work of local artists should be a focus in the public realm.
- Youthful energy. It is a youthful neighbourhood. Young *thinking* population. Hipster area.
- “Specialty district.” Includes very specialized shops such as piano store, bed store, etc.
- Stronger sense of “district” here . . . because of the number of studios on side streets and the laneway potential to house more small shops or studios. Retail developing on side streets also. “Akin to Vancouver’s Armoury district.” Art district arising from Emily Carr (nearby campus), galleries, studios.
- “Industrial chic.” Light industrial district to west of Main – and artist live/work to east.
- Edgy, artsy, and definitely not Kits. (Kitsilano)
Its cultural identities are “Native American” and “artistic.” Friendly population.
- Unique identity in its mix of industry and residences and art shops.
Art / industrial feel in neighborhood. Adjacent to more affordable area.
- Can become “Gateway” concept. Amazing potential.
Much greater sense of “blank slate potential” than of “established identity.”
Not exactly the main destination now but there is a huge potential in this area. A lot of potential, but potential doesn’t mean losing the feeling, the vibe, the character of the district.
- Suggested one-liners that capture the essence: “It’s on a hill – it’s a gateway to Mt. Pleasant.”
“Young, Industrial, artsy, not a strip but more a district spread out on west and east sides of Main.”
“Forgetful and forgettable” (with little activity in development) – “a wasted opportunity.”
[currently] “An area to pass by.”

Uptown essence – full of surprises, a vibrant village, a place “to linger”

- Lots of places to meet. A place to walk and talk.
Many coffee shops and shopping places. “Afternoon’s delight.”
- Good night life – and a night life that does not disturb other residents. Cheap beer.
- A “dance-like energy.” (contrasted to the static poodle on a pole in the new park at Main and 17th)
- Vibrant urban village.
- Much diversity in this district. “Combination of everything.”
- A place to meet. A place to linger. A place full of “cultural extenders.”
- Playground of shops, nature, people.
- Suggested one-liners to capture its essence: “Where hipsters go to raise a family.”
“Heavily caffeinated.” “Vancouver’s original urban village.” (credited to historian Bruce Macdonald)
“Gateway to Main Street.” “The end of Kingsway.”

Perceived Needs / Recommended Enhancements

Inter-neighbourhood circulation

- Strengthen the **Gastown-Mount Pleasant connection** (perceived to already be strong for cyclists).
- Strengthen also the **connection between Great Northern Way Campus and south Broadway East** (i.e., between the hub for studies /teaching/performances/exhibitions and student *housing* hub).

Broadway West

- **Public seating would fill a void in “Sports Equipment Central.”**
 - The few restaurants and music venues are valued for social gathering and for bringing ethnic variety to the street (Japanese restaurant, shop, now community centre too; the African drumming shop, the Persian food at Kozmik Zoo performance venue).
 - Needs an outdoor public space on Broadway by the African drumming store and arts centre. Consider some public seating here.
- **Evening enhancement of Jonathan Rogers park experience**
 - People, mostly workers in the area, use the park during the day; leave it empty at night.
 - Many people come to Jonathan Rogers Park to eat their lunch in the park.
 - This park is a great spot to watch the fireworks.
- Could the park be enhanced with **a sports-focused amenity?**
 - E.g., climbing wall, skating amenity, mountain bike tracks.
 - Jonathan Rogers Park has mostly sports fields, not other interesting uses.
 - Like the idea of boulders (as at Riley Park) or a climbing wall. Green M.E.C. parking lot?
- **Encourage lingering in this area.** Somehow bring the Main Street sensibility west, into this district also, which is currently perceived as quite separate from the other 3 shopping areas.
 - Strengthen the connection between the park and residents. It is often empty in the day and is known as “the drinking park” in evening. (Others say, “it’s cool, self-managed.”)
- **Capitalize on the outdoor theme.**
- **Need visual arts (banners or something else) on the street** – something like the yellow leaves on Lee Building during Livable Laneway’s Night Markets – to make it interesting for pedestrians
 - Not realistic to convert this area into a local traffic shopping district, but focus on making the “through trip” more pleasant for walkers.
 - Boulders on their own won’t be adequate – no buffer from the street. Need something more visually arresting.
 - “I don’t mind walking Broadway West but the interesting point is only after Cambie.”
- **Lanes should be better: i.e., made more accessible by bikes in this district.**
 - Develop the lanes in such a way to encourage new development that fronts onto lane.
 - “West Broadway Village” (potential name) for this lane enhancement.

- **Consider strengthening the connection between “Bike [Repair] Central” and the bike route on 10th Avenue, and also the connections between transit stops on Broadway and 10th Avenue as a pedestrian route unique for its heritage ambience.**



Jonathan Rogers Park inn Broadway West-Central



Lane focus

Broadway East

- **Streetscape that is vibrant, more active, more pleasant.**
(Community members referred to Broadway East as a “dead zone” for walking community.)
- **Places and spaces for youth** who are at risk as members of impoverished families: they need places to hang out!
 - Class issues prevent them from accessing many recreational places / services in the city.
 - “Kids need to be able to go somewhere to hang out without having to shop.”
- **Better connectivity across Broadway**, between the green side streets and Broadway, and from Broadway to Great Northern Way campus (and back to student housing *south* of Broadway East)
 - Emphasis on St. George route
- **Off-leash dog park** for this dog-friendly neighbourhood.
- **St. George Rainway** – further action on the community-envisioned, water-focused streetscape (rendering, schematic design and more information available from coordinators Rita Wong and Shahira Sakiyama; see Mount Pleasant Watershed [blog site](#) for more detail and also the project’s Facebook page for [vision notes](#) and images of road mural as an interim step)
- **Rock garden potential** at East 8th and Prince Edward, within existing green space.
- **Partial or permanent street closures at Fraser and Prince Alberta** (varying in length) **for new open space amenities** were welcomed by participants in this workshop session.



Current Broadway East images: Holland



St. George route enhancement: image by choo-kien Kua



Lower Main

- **Public art by the “public” who live in this district**
 - Let the artistic nature of those who live and work in this district be reflected in the public realm, because there are so many artists in the area!
 - Focus on installation of more community art: i.e., work made by *resident* artists.
 - Consider “public art” in this district to be all art that is made by those whose studios are here, rather than commissioning “public art” through calls to artists elsewhere.
 - “Swarm” art group with guerilla art work and celebration of the street.
 - **Treat as an “urban gateway district” with a great deal of “truly public art”** – create an eclectic experience of highly visible neighbourhood art here.
- **More greening wanted – but recommended emphasis is “low profile” gardens (vs. trees)**
 - Trees are not as important here as in other parts of Mount Pleasant – especially if they will block views to the mountains as the trees mature. (Some participants, though, advocated for more trees with “a signature, distinctive identity.”)
 - Go beyond street medians to introduce green space.
 - Consider a green wall in this area (reflects the progressive mentality of the “young thinking” population). Also consider green rooftops.
 - Dislike paths through grass (always wet, too “squishy” and “too much dog poop”).
- **Introduce water on this hill.**
 - “Make Brewery Creek *in* Main Street” through a water feature.
 - Consider **rain gardens** in this district as a key means of greening.
 - A “better boulevard” could be a wide boulevard with a **storm water feature**.
- **Development of the lanes – for walkers, cyclists, art browsers, shoppers, patio use.**
 - Keep small shops – and encourage **smaller shops too**, putting them on the lane.
 - It’s not pleasant to sit at storefronts facing Main Street. Spare walkers this noise and pollution.
 - Patio and storefront extensions need to be some distance from streets.
 - Promote infrastructure that lets small stores, small office spaces and more art studios develop. “Feels now like an institution.”
 - Let businesses go around corners, not just along the sides of Main Street.
 - Lane development **for purposes of pedestrian and cyclist routing** strongly recommended to reinforce existing uses, make the experience more pleasant, and also increase walker/cyclist safety given the vehicular traffic situation in this district.
- **Market Square potential at Main and 2nd Avenue – with a green space also?**
 - Little interest in shops like “Shoppers” sitting at the bottom of 10-storey buildings – and don’t want Olympic Village style construction to define the area.
- **Make sidewalks wider. Benches are needed.**
- **Better bike paths in this district** are also needed.
 - Bike path as buffer from roads – and to create traffic safety for all. See lane comments.
 - Distinct bike paths like Carroll Street in Gastown.
 - Need to sequence lights to address driver / cyclist / pedestrian tensions here.

- **Improved night-time experience is needed.**
 - “Neighbourhood-ize” the back lane between Main and Scotia streets.
Back lane as the bike path, to increase street safety at night.
 - Welcome foot traffic at night.
- **New commons area**
 - Already “opening up” with friendly people, friendly vibe – young thinking, artistic community.
 - District is source of local artistry in production of local beers. Places to spend time with friends. Young energy.
 - Market space at Main and 2nd and/or in developed lanes could include shared selling space.
- **Tremendous opportunity perceived here by community members “because it is a clean slate.”**
 - Stronger integration into the broader community of Mount Pleasant is “as important as the need for a distinctive district identity.”
 - Currently much less pleasant to walk than Uptown is, and intersections on Main, from 2nd to 5th, have the character of a southbound motorists’ gateway for the neighbourhoods all the way south to 33rd and beyond. Whereas it is now viewed as a transition route, this district is seen by locals as having tremendous walking potential.
 - Enhancements for pedestrians (between 2nd and 5th Avenues) would “make this entry point more readily recognized as a district and therefore respected (with lower speed) by motorists going in either direction.” “Such enhancements would also be harmonious with, and would therefore attract attention to, the few heritage buildings, since these were constructed in the era before heavy car traffic.”
 - A number of businesses already attract customers travelling by transit and on foot: pubs, media arts centre, and specialty stores including furniture stores. Venues such as Nuba and the Native Education College also benefit from good transit access already.



Centre left and right images (lane enhancement, rain gardens, seating): courtesy of City of Vancouver staff

Uptown

- Enhance the public realm through more work on “**edges and nodes.**”
- Need more opportunities for **laneway shops here too** with cheaper rent than street front spaces.
 - Potential here to develop like FanTan Alley in Victoria.
 - Potential for time-limited zoning /use.
 - Artist studios on ground floor. Opportunities for event space too.
- How can we get the **character of Main Street shops** (funky, eclectic) to flow into the public realm?
- “Put a boxer or a pit bull in the area.” (contrast to the poodle at Main and 17th)

Descriptive Names for Each District

Broadway Central

- Broadway Central – not “Broadway West”
- Fleece Row. (“Love the Fleece District name but can we get away with it?”)
- The Sports Centre
- M.E.C. District
- The Hood
- Behind City Hall
- The End of West Broadway
- End of Broadway
- The Corridor

Broadway East

- | | |
|--|--|
| • Fraser Slope | • 10 th & St. George area
(locals’ area names based on the most frequently used intersections) |
| • Fraser Hub | • Tenth Avenue Bypass |
| • East Slope Mount Pleasant | • Sahalli |
| • East Connection | • Cherry Blossoms |
| • East Broadway | • Kingsgate |
| • East Vancouver | • Hell’s Gate |
| • The Princes | • Worst name I’ve heard was
“Used Condom Park.” |
| • The Two Princes | • Dude Chilling Park |
| • “Eddie and Al”
(referring to the district between Prince
Edward and Prince Albert streets) | • Hipster Ground Zero |
| • The ‘Hood
(“called the ‘Hood for a long time”) | • Hipsterville Central |

Lower Main

- Hilltown
 - The Hill
 - [Lower Main forces now identify as] “Hillgate”
 - The Crest
 - “Lower Main” is liked as a district name.
 - Brewery District
 - Brewery Creek
 - Viewford
 - Industrial LOFT District
 - Hipster District
 - Artist Area
- **NOTE: Residents described Hilltown as “classier than Brewery District – more descriptive; emphasizes human activity. The slope is distinctive.” “Brewery is too narrow; downplays community.”**

Upper Main

- Main & Broadway
 - Main Street
 - Central Main
 - Mid-Main
 - Caffeine Row
 - Café Town
 - Crossroads
 - Kingsgate District
(as complement to Main Street)
 - Hilltown
 - The Slope
 - Stream
(re: its permeability, its surprise)
- **NOTE 1:** More than one group of community participants **noted Uptown as “the wrong label.”**
- As one said, “Mount Pleasant is not Rodeo Drive! ‘Uptown’ doesn’t fit here.”
 - Uptown is a name used by City staff but hasn’t been widely adopted by locals.
 - “Uptown – this used to be called, like a New York area. But you’d never know you’re in a big city here. “
- **NOTE 2:** Though “Soma” (for south main) was in popular use in recent years, no one mentioned this name in this 2013 workshop, suggesting it is no longer in frequent use by residents or businesses.

Memorable Elements of Each District

Memorable *locations* were captured in the “sweet spots” mapping exercise (see next section and Appendices 1-3). The following notes on “memorable *experiences*” came from further discussion.

Broadway West

- It feels cold, dry.
- This is a “bit of a dead spot.” Main and Cambie streets are much more interesting.
- Mind-numbingly bad architecture.
- Single purpose district: in and out for outdoor sporting gear. This is *a corridor you travel through*.
- Not a friendly area. You don’t come here to window shop. People are in a hurry.
- Broadway doesn’t feel safe at night. (perception that it needs more restaurants)
- They could make it friendlier because the area has wide sidewalks.
- Not enough green or trees.

- Jonathan Rogers Park is the most disappointing park, considering the amount of green space.
- The park is like a big waste. What is around it is not inviting.
- Park is like the “sweetest space to get drunk in the day.”
- Bottle collectors playing volleyball in the middle of the day, over a soccer net, totally wasted.
- The park is underutilized in the day – but it’s “hipsters” party in the area at night.
Lots of communal houses in the area.
- This park is a great spot to watch the fireworks.
- A lot of traffic: more trucks in this area than elsewhere. Very noisy.

- A lot of cool little businesses [nearby].
 - There’s a kids’ film studio, for example.
- Then the character changes at 7th Avenue. Shops change: they disappear.
 - Very industrial. No nice grassy spot.

- Patio at Indochine.

- Arissa Club for culture

- Ukrainian Church – on the “Tenth Avenue Bypass” if you want a pleasure walk or bike ride.

- 10th Avenue Greenway

- The No Frills store.
- Mountain Equipment Co-op.
- All the satellite sporting goods stores.

More stories revealing the nature of the place




- Young people tend not to go west of Quebec Street. There is “no place to chill” in that area.
- There, you just go and get a piano or a fleece jacket and then you go. Young people stay more in the Kingsgate area. Why would you go there except to shop? It’s not a very lounging, inviting atmosphere.
- People there are in a hurry. The park is under-utilized and it would be nice to make it more inviting.
- I think that this entire transition zone is a disaster: there is no place to park or drop people off. It is dangerous. City can change the character of the area.
- Cambie and Broadway is a disaster. Need loading zones there. Needs to be more inviting.
- A lot of people who live in this Broadway West area come east to go shopping at Buy-Low (Kingsgate).
- People drive into this area to go to M.E.C., they park in front of my house because they don’t want to pay for parking, they shop, and then they leave.
- If I am going through this district, I walk along 10th Avenue because Broadway West is not nice to walk along.
- I always remember riding the bus up there and it was the highest point, and then it [a shop?] was demolished.
- The west end around Yukon Street is very unpleasant to walk even though it is a hub around City Hall. Big buildings with unified storefronts create dead zones here.

Quotes above from residents of other parts of Mount Pleasant and community service providers

Quotes below are from business owners, property developers, also B-W homeowners

- I do not find the M.E.C. stores attractive at all.
I much prefer to walk across the street (north side): it is much more interesting.
- I go to M.E.C. to buy stuff and then I leave that area. It would be kind of cool if they [shoppers] would stay in and eat. But there is not much there besides Starbucks. TG is delivery only because there are no people on the street.
- The M.E.C. store is a fantastic block. The buildings up and down the street from M.E.C. are boring. “It’s *the end* of West Broadway.”
- Patio in the restaurant here is great. The coffee shop at #13 is sweet.
- The new fish store moved over here and they love it here.
- The backpackers’ place closed down.
- Businesses near Main are soon to go out of business.
- Don’t see much difference between Broadway West and Main Street. But further east, around Fraser and Broadway, “I don’t feel like I live in a neighbourhood that I really even like” when I walk in that area. There is no continuous retail connection from Broadway West to Broadway East.
- The thing that is profoundly powerful is the transit station at Cambie and Broadway – the number of people that will travel here, and “how it will ripple” effect.
- There is a whole strip of heritage houses for two blocks. When I get out from Skytrain, I go there.

Broadway East

- The ethnic blend in the area.
- Great place for eating because of the multicultural presence in businesses too.
Small, diverse restaurants. Great restaurants adding more cultural flavor to this neighbourhood.
You can get the “best Donair in the world” here.
- Demographic diversity as well as multicultural diversity. Many families as well as singles here.
- 3rd largest Aboriginal population in the city of Vancouver. Diversity of First Nations members.
- Considerable diversity also with respect to length of stay in the neighbourhood:
many students living here for short terms, many long-term households also (20+ years).
- **The area of greatest demographic diversity in the whole of Mount Pleasant.**
- The trees
- The parks, the green in the neighbourhood.
- Walking along 10th Avenue because it is **so green**
- Awesome community gardens
- St. George Rainway . . . the idea behind it, the creek history, the road mural, the vision on a street with a stormwater “creek”
- **Green features noted by many:** mature tree canopies along Broadway; multitude of parks; the bikeways, greenways and parks; historic waterways
- **Friendliness of the walking community** – which is *most* of the neighbourhood
- The Neighbourhood House – bringing people together
- Community library – encouragement to take a book, leave a book
- Friendly atmosphere in the great, small family restaurants and coffee shops
- Dog-friendly
- Small scale of the neighbourhood. Lots of spontaneity and artistic expressions.
- **Relationship here between people and places.**
- **The sweet spots here are really “secret spots”** (shared by locals with new residents).
- Kind of depressing and dirty as you get closer to Main Street.
- Not welcoming as a shopping area.
- Disjointed streetscape. Not much to draw me to the area defined within the red lines (see p. 5)
- We love it  for these qualities: artsy, electric; where trends grow / *originate*; creative; skilled trades; exploration, “secret” spots, walking around; eclectic as well as electric.
- We love having  shops and services where we “get things done” relevant to community (e.g., Opus) and where other things happen that are relevant: Teamsters Union-- architecture, relief murals (?)
- We love that we are distinct from Main Street, yet residents live very close  [to the main street]

More stories revealing the nature of the place

- Most memorable experience (for a resident living on the west side of Mount Pleasant): walking through the park next to 8th Avenue at the foot of Fraser. Sahalli Park.
- Broadway East is renowned for its multi-cultural makeup. It has a very friendly atmosphere and is great for people watching and for hearing different languages as you walk along the street. There is easy and free exchange of information here. It is a world that you only know when you live there. This means that people easily get connected to one another. It is a great place to hang around, with lovely community parks and gardens all around.
- Would rather live here than any other area in Vancouver.
- This is my 20th year living on Brunswick and 7th Avenue. I wanted a view of the mountains. Even though I've been robbed three times, [like living here]. Though it is a "central" neighbourhood, it wasn't until I got a dog that I met all the neighbours.
- People in Broadway East are connected to everyone north of Broadway.
- I identify more with the people along Broadway East than I do with the other shopping areas (more about the stores and friendly atmosphere in restaurants than the public realm).
- This area is better than perceived, better than its reputation. It's a safe, contented area. It's full of great, friendly people (and dogs). It's a balanced mix: multicultural businesses, residents who rent, residents who own. When people meet, there's a sense of underlying connection. Conversation [happens] with business owners. There's a personal type of relationships [on the street]. There's already a culture of walking and connecting green spaces. [Interest in each other] example of neighbours watching "Micro Soccer."
- My daughter went to Mount Pleasant Elementary school. We had lots of fun times at the library and across the street at the noodle restaurant.
- Broadway East is book-ended with senior-focused places: Kingsgate Mall and the Neighbourhood House.
- This is an area where many creative people and skilled tradespeople live . . . "the place from where trends grow." The services and shops here "get things done" that are relevant to community.
- [This district is] financially gaining strength as more new houses have been constructed and several rental buildings have been upgraded.

Residents' tales

- Nine years ago, I started working with kids as a front line youth worker in the area. I would take all the kids to all the parks. We would go sledding in China Creek Park, playing, have a hunt through the streets, . . . a lot of fun.

Neighbourhood House employee

- There are lots of little kids in the neighbourhood and they all come to Kingsgate Mall. The Neighbourhood House (at Broadway and Prince Albert, five blocks east of the mall) has been a great resource for the mall. The staff (at Kingsgate Mall) calls the Mount Pleasant Neighbourhood House to help with the challenging people in the area.

Kingsgate Mall Merchants Association

Lower Main

- Most memorable is riding downhill in sunny, early morning and seeing the mountains.
- Unique views, given the slope of the hill, of the North Shore mountains.
The view coming down Main street is really interesting (view to city and North Shore)
- The hill topography. Cool little slope in spite of no development.
- Near Science World. Near Olympic Village.
- Ontario is one of the most beautiful streets of the city.
- Native longhouse. (Native Education College) Mud flats, creeks, trail history to point out.
- Art studios surrounding Main Street and in the periphery of this district.
- Pub / restaurants (The Whip, Narrow, Nuba, etc.). Historical building.
- Water stream and park at 8th Avenue and Scotia.
- Second hand stores. Auto dealers and furniture stores. Eclectic mix. Smaller-sized stores.
- Empty parking lot at 7th Avenue, west of Main. Great view. Lots of potential for a park.
- People enjoy getting around on foot and by bike. People here feel like it is a real community and they are a part of it. It's friendly. It feels like a small friendly town.

More stories revealing the nature of the place

- “The Whip” is a community meeting space. Locals hang out here. Local beers are served. Sunday nights are a popular time.
- Lane connectivity/network. I walk from The Whip to my house through the laneway.
- Micro-breweries are expanding. There is a distinct brewery area developing.
- The Breweries are nice but the neighborhood is not only about that.
- Vivo Art, a gallery and artist resource centre, is run by a local Vancouver artist, with shows every night.
- Not a single thing has changed here [in this district].
It is “a way of getting through” – an entry and leaving point. But it's not really a real bike path.
- Friendly people. Hip thinking populace. Bike-riding folks. Also a transient population who don't care too much for my neighbourhood. Transient populations are living on the street. They don't clean up after themselves. It's spooky at night.
- You have to keep wary of cars that run red lights in this district! In Mount Pleasant, there are lots of people walking and getting around without cars. Lots of biking – and danger on bikes.
- I don't walk there often. The hill is too steep and there is no place to take a break and sit.
Most people avoid walking this part of Main. They take alternate routes on side streets and alleys.
- I don't like to walk on Great Northern Way. It is too noisy. I used to walk on 1st Avenue but now there is construction and the circulation is difficult.

- 5th Avenue is the first easy place to cross Main Street on a bike. This has potential as a centre for this district.
- This is an artistic area – a lot of lofts and artist studios – but there are not a lot of murals or mosaic. The area is eclectic and it should stay like that.
- Best neighborhood (in the city) but it should keep its uniqueness with or without transformation.
- There are no trees on Main and that's good for view. Maybe adding trees is not the best way to green the public realm, maybe think more about rain garden and lower planting, working with the natural topography of the site. There is a variety of types of habitation. There is not a lot of green space or parks in this area.
- Love the alley but some alleys are a little bit sketchy.
- There are good spaces for food trucks here, where there are fewer restaurants than in the rest of Mount Pleasant—especially for weekends and before the area is developed further. Perhaps also down alleys and on some side streets? Lorne and 3rd is an opportunity for a park or plaza space and connecting that space down the alley that runs parallel to Great Northern Way. This could be a “greened alley” since it is used already so much by pedestrians and cyclists.
- Interesting connectivity with lower Main and Broadway through the neighborhood, through Prince Edward and Guelph Parks, and especially for pedestrians and cyclists. Connecting this area with Emily Carr University of Art and Design (on the Great Northern Way Campus) and bridging safely in many ways to both Lower Main and Broadway East is important to help sustain local businesses, art galleries and other services. This connectivity should also address a necessary link between the GNW campus and the Strathcona neighbourhood to the north: it is strange that you either have to take Main Street or Clark Street at the moment to access the area to the north.

Uptown

- You can spend five hours on a Sunday afternoon browsing and wandering around. Playground of shops, nature, people. Enjoyment of cafés and restaurants with sidewalk or other patio seating. Enjoyment of Parallel Park at 14th and Main [no-charge seating area].
- Heritage Hall and its clock tower. The history of the hall. Community gathering place: the social events there; arts and crafts markets.
- Our Town (café/social place) at Main and Broadway (actually located at Kingsway and Broadway)
- Fire at Kingsway and Broadway destroyed a lot of small special places that drew many people.
- Lots of churches (15-20), “then and now.” The shops. The bakery. Quieter areas. The playground close to 15th and Main. The combination of many things.
- Shopping, sunny walks, community events, weddings in Heritage Hall, arts and craft fairs.
- The convenience.
- Proximity to Downtown, to Chinatown.
- Greenery, Brewery Creek, brew pubs moving in. Further up, antiques. Lower main, boutiques.
- Green Streets. The sense that people care about their neighbours.
- Quebec Street. The trees, the flower pots where people live.
- Homes for traditional arts: ballet and modern dance schools, excellent bookstore, Sarah McLachlan’s music school.
- Good mix of chain stores (grocery, liquor, clothing) and highly individualized or specialty stores (craft beer, local handcrafted goods, young designers). Interests in farmers’ and artisans’ markets in laneways or other repurposed central area. Respect and liking for heritage buildings.
- Boutique shops. Fine grain (narrower) store frontages.
- Burgoon (restaurant). Chinese restaurant at 15th and Main.
- Too many restaurants. Too many coffee shops. Sending friends west to shop (would like better shopping here). Between 8th and 21st Avenue, only 8 boutiques.
- Bingo Sunday.
- Geometrics of the streets: Kingsway, Broadway, Main.
- Places for children – playground at Tea Swamp Park; St. Patrick’s parish.
- Enthusiastic use of the bike route on 10th – and businesses that green it or provide services to cyclists (like the take-out window).
- Capacity for large audiences: live music programming at the Biltmore; different landmark and different audience at Planet Bingo.

More stories revealing the nature of the place

- It doesn't feel like a concrete jungle here. It's a regional destination because of transit – but more of an eating destination than a shopping destination.
- Broadway is a mental barrier. Between 10th and 11th Avenue is a dead zone on Main. Some stores don't feel safe here, if they don't have engaging windows. 10th Avenue is an appealing side street to walk down; also Quebec Street.
- Kingsway is inaccessible.
It feels like a long way between 16th and #1 Kingsway.
- There are more families with children here now.

Sweet Spots in the Neighbourhood

What is a “sweet spot”?

A “sweet spot” was defined as “a special aspect in this district” . . . “something that makes the public space a pleasing experience.”

Sweet spots could be a place to sit . . . a cherished gathering spot . . . a special path, nook, view, tree, building, sign *or* other pleasing detail . . . “whatever makes this place sing” (to you and to many others).

Sweet spots where?

In the March 7th workshop (2013), community members placed known “sweet spots” on each of four sub-area maps, mapping sweet spots in the designated shopping / service areas (bounded in red: see the maps in Appendix 1) and also other sweet spots close by (that affect where people walk or gather).

Explanation of Appendices 3-5

- **Appendix 3 shows 2-3 maps for each of 4 sub-areas – OVERALL PATTERN of sweet spots in each:**
 - Broadway West
 - Broadway East
 - Lower Main (2nd to 7th district)
 - Uptown (7th to 16th, centering on Main Street).

The multiple maps resulted because of the number of individuals (hence, table teams) keen to help inform the public realm design. On these maps,

- Yellow dots, each with a number, indicate a “sweet spot.”
- In comparing maps, some yellow dots indicate the *same* “sweet spot,” albeit with a different number.

While individuals see different sweet spots within any given district, the overall distribution of sweet spots on the maps helps to reveal gathering places and also walking patterns.

- **Appendix 4 ADDS DESCRIPTIONS to each SPECIFIC GEOGRAPHIC LOCATION within each sub-area.**
 - In this appendix, each of 4 charts aggregates local knowledge by sub-area and adds text descriptions of each identified sweet spot notified by one or more groups.
- **Appendix 5 SUMMARIZES BY THEME all sweet spots in a given area.**

Examples of “sweet spots”

- On/near Broadway West – Jonathan Rogers Park is a **great spot for watching the fireworks** (for some). The bike rack site outside Mountain Equipment Co-op is a **popular social area**.
- In the Lower Main district – **The alley between Great Northern Way and 4th Avenue** has huge traffic with pedestrians and cyclists and is an opportunity for a green laneway, with small businesses and artist studios facing onto it, and connecting pocket parks.
- In/near Uptown – The bingo hall (Planet Bingo) is a great place that few people know about. It doesn’t look like much on the outside, but it is really pleasant inside and an **easy place to mix**.

Heritage Hall is a **sweet spot that we can see from far away**; it's a **beautiful old building** and holds memories of many special events and occasions.

- On/near Broadway West – Gather Round is **Vancouver's smallest park** (at 10th and St. George). The traffic circle guy there gives out tea and advice on Sundays. Another sweet spot is the **community library** ("leave a book, take a book") on the same street . . . and on the north side of Broadway, the **welcoming road mural** on St. George Street.
- **See Appendices 1-3** for more sweet spots of all types.

Themes arising from sweet spot mapping

- Distinctive shops and services – whether loved for their specialty products or for the cheerful nature of customer services – were one theme. Boutique operations are listed separately from other magnet retail centres identified.
- Gathering places included favourite restaurants, music venues, open spaces and other locations where social interaction is enjoyed.
- The most appreciated green spaces and favoured walking routes were identified.
- Places of heritage or cultural value were another theme.
- "Eyes to the future" also captured perception of the locations with the greatest potential to become a valued amenity. These "imagined sweet spots" are marked with an asterisk* in Appendix 3.

Purpose of mapping sweet spots

- PWL landscape architects were interested in **learning what community members value the most** in each district.
- **Understanding walking routes that are already well-established and highly favoured** was another aim: identifying "sweet spots" (following what are "strong attractors" for residents) was seen as an aid in grasping circulation patterns.
- In earlier Weaving Policy, People and Place Together workshops, some community members formed an action team to design and lead "Inspiration Walking Tours" – with the idea that next year (2014), **producing a self-guided walking tour resource** (whether a pamphlet or online aid) would be a good project. The material in the Appendices of this report could support this aim, as would a map of the "connecting green circuit."
- The Mount Pleasant Community Plan issues a call to "Maintain priority support for walking, cycling and use of public transit as the preferred modes of travel . . ." and to "Restore/create routes for pedestrians, . . . as a high-priority amenity in this neighbourhood." (page 11 of the Plan) Again, a guide to neighbourhood "sweet spots" can help uphold such a priority view for long-time residents, newcomers and visitors to the neighbourhood.

Important Design Themes already embedded in the Community Plan

On a neighbourhood scale, all of the following design themes for the public realm in Mount Pleasant are policy directions in the Community Plan approved by Council for the neighbourhood of Mount Pleasant.

- Celebrating HISTORIC WATERWAYS
- Acknowledging heritage TREES and NATURAL HISTORY
- Recognizing SOCIAL HISTORY, including INDUSTRIAL & CULTURAL history
- Appreciating ABORIGINAL HERITAGE + multiple later WAVES of SETTLEMENT
- WRAPPING CORNERS: paying attention to SIDE EDGES
- VARIED RHYTHM of store frontages that are visually engaging to passersby
- Activating commercial LANES as places to walk, live, work
- Increasing amount of PUBLIC ART (temporary or permanent) in lanes
- Expansion of URBAN AGRICULTURE activity also
- ACTIVE transportation –walking, cycling and public transit as priority
- Restoring and creating a NETWORK OF ROUTES for pedestrians, cyclists, rollerbladers, skateboarders, and wheelchair / scooter users
- DISTRIBUTED GREEN SPACE – more vertical gardens, linear parks, courtyards and patios and roof terraces with public access
- A continuous GREEN CIRCUIT
- ACTIVITY PROGRAMS to celebrate the neighbourhood’s heritage
- Triangle at the meeting of arterial roads as the historic HEART of the neighbourhood
- SOCIAL COHESION / CONNECTION of utmost importance
- Signs of WELCOME
- UNIVERSAL DESIGN of public spaces – for accessibility for all ages and abilities
- Abundant ARTISTIC CREATIVITY
- COMMUNITY INVOLVEMENT in PARKS
- ADDING more OPEN SPACES and PERMEABILITY

NOTE: The desired celebration of the neighbourhood’s natural history and its social, cultural and industrial heritage are themes also underscored in the **Mount Pleasant [Historic Context Statement](#)** that was created in 2008 with much community input through a local Heritage Working Group, by Donald Luxton & Associates for the City of Vancouver.

Linking Green Spaces in the Neighbourhood

The map on the next page (page 29), produced by PWL Partnership (landscape architects) shows:

- Streets with healthy, mature trees – **solid green lines**
- Streets with trees but more sparsely planted and/or in less healthy condition – **dotted green lines**
- Existing parks – **medium green shapes (mostly rectangles)**
- Small green spaces (“pocket parks”) – **pale green circles**
- Urban agriculture (food growing) sites – **orange sites**

See legend at the bottom of the map.

Page 29 shows the **existing green spaces** in the neighbourhood.



During the March 7th workshop, community members worked on large scale versions of this map, adding:

- Suggested **routes for linking the green spaces**, for walkers / cyclists
- Recommended **locations for new green spaces**
(subject to funding capacity and further analysis of technical feasibility).

The large number of community members participating on March 7, 2013 enabled three groups (~25 persons each) to do this work, resulting in **three different “possibility maps.”**

- These maps are shown on pages 32, 36 and 38.
(Pages 34-35 offer close-up detail from the first map.)
- Each map is accompanied by notes.

Existing Green Spaces

Green Network



Similarities in the recommended Circulation Routes

- In all maps, **St. George Street is identified as an important walking / cycling route** to enhance in the north/south direction – to better connect residents (including many students) south of Broadway to the Great Northern Way Campus and beyond, to Strathcona and Downtown; to improve the walking path used by many elementary school students and their parents; to heighten appreciation of the natural history of the area (celebrating hidden creek waters); and to educate people about storm water management and water use in general.
 - This means treating St. George Street as a significant walking route not just north of Broadway but from Robson Park south to the Flats.
- **Tenth Avenue bike route and greenway** is also underscored in each of the maps as a very important walking as well as cycling route.
- **Water features** are given strong emphasis, in each map, along with greening recommendations.

Differences in the maps

In other ways, the proposals differ.

- The first map identifies 5 important routes and recommends enhancements on each of those streets; the third map places greater emphasis on laneway improvements as a key component in the circulation plan.
- Maps 1 and 2 identify several sites for proposed new green spaces, some of them very small. Map 3 recommends concentrating the effort on enhancing Jonathan Rogers Park.
- Maps 1 and 2 both advocate street closures in one or more locations for new open space links; Map 3 does not show such action.
- Watson Street gets emphasis in Maps 1 and 2, though for differing lengths.
- Sophia Street gets emphasis in Maps 2 and 3 as an important connector from Tea Swamp Park on the south edge of the neighbourhood to the Triangle Heart and beyond to the green of Scotia Street and 8th Avenue.
- All maps emphasize connections with False Creek, The Village and Great Northern Way Campus, though Map 3 favours more westward links to False Creek.
- Map 3 adds emphasis on a square walking circuit within the neighbourhood.
- Map 1 highlights a figure-8 route: more feasible for walkers than for cyclists.

Importance of “Blueway” enhancement across the neighbourhood

- “Blueway” is used in a colloquial sense here to mean celebrating historic creek flows, using storm water management practices to create new water features, and adding rain gardens in more places. However, the term is not accurate with respect to geographers’ usage: “blueway” is defined as a navigable water route by geographers.
- In all of the enhanced “green circuit” maps, community members placed importance of development of the **St. George Rainway**, as already noted.
 - This includes changes to the street design to incorporate a permanent water feature on this street, to take advantage of storm water to create a “creek-like” feature and to honour the natural history here (i.e., of the creek that once flowed down this slope and fed into the seawater inlet); to celebrate the importance of water and, ideally, use the water theme in the public realm design here to educate community members about watershed protection.
- As also noted earlier, community members recommended more emphasis on **rain gardens throughout the Lower Main district** (with low plantings instead of trees, to protect mountain and city views).
- Community members also recommended **a water feature as part of Lower Main becoming a Gateway Boulevard**.
- A key recommendation in the “Green Circuit” maps (see variations 1 and 2 especially) is somehow marking and visibly celebrating the existence of three important creeks (Brewery Creek, St. George Creek, and China Creek) – including a **water-enhanced green space on Great Northern Way Campus, the flats where all three creeks once emptied**.

Next Step in this Design Work

- PWL Partnership is the landscape architectural team commissioned by the City of Vancouver to produce a Public Realm Plan for Mount Pleasant to help guide infrastructure investment and decisions on ongoing land development. PWL is now doing further analysis of route options for a connecting green circuit in Mount Pleasant, adding their own design expertise and technical analysis to possibilities suggested by community members.
- PWL recommendations will be reviewed with community members at the **April 13th workshop** (Shaping the Public Realm: Part 2). This workshop is hosted by the Neighbourhood House (through the Weaving Policy, People and Place Together initiative) and supported by the City of Vancouver.

Registration link to Next Community Workshop

- Registration is open to all community members. Go online to sign-up **for the next workshop**: <http://weavingpppt-publicrealm2.eventbrite.ca> (more details soon to follow).

Recommended Walking Routes – best ways to connect the green spaces

Green Circuit Proposal – Possibility Map 1



Key features:

- **Five routes are emphasized in this plan:**
 1. East/West – the 10th Avenue Bikeway / Greenway (for walkers too)
 2. North/South – St. George Street throughout Mount Pleasant, extending to Emily Carr University of Art and Design and other facilities on the Great Northern Way Campus, and as much a “Blueway” as “Greenway”
 3. North/South (further west) – Watson Street , from 15th Avenue to the historic Triangle Heart, and then Main Street from 7th to 2nd as Gateway Boulevard with a water feature
 4. North/South protection / enhancement of the bike route along Ontario – with addition of more trees / greening from Broadway to False Creek – making this a pleasing route for walkers and cyclists from False Creek all the way south to Queen Elizabeth Park
 5. Figure 8 walking circuit around the whole of Mount Pleasant (see green lines above)
 - Centre node at St. George and Broadway intersection
 - Looping northwestward down the slope through Guelph Park to a new Public Square at Main and 7th . . . then arcing southwestward to Jonathan Roger Park and Community Garden . . . then south along Alberta Street and, from 10th Avenue, curving eastward again to Mount Pleasant Park (site of the previous community centre, now home to a new Community Garden amidst other park features) . . . and

from there diagonally northeastward back to the centre node, enjoying the view northward down an enhanced Watson Street along the way.

(see curving green lines in the map on the preceding page)

- Heading in the opposite direction (other sphere of the “eight” figure): looping diagonally down the slope, northeastward, to China Creek North Park (and across from it, the Great Northern Way Campus), enjoying some of St. George Rainway enroute . . . then, from China Creek North Park, heading back up the slope largely on Glen Drive, to China Creek South Park . . . From China Creek Park South, walking on the diagonal through the side street grid, to Robson Park . . . and from there, largely down the St. George Rainway/Greenway back to the centre node.

The diagram, given its emphasis on diagonal / curving paths, suggests that the latter “figure 8” route might be more of a self-directed walking path, demarcated with community art perhaps (stepping stones or artful signage), rather than major street redesign per se (or expropriation of private lands for new diagonal paths!).

- **Enhanced planting is noted for these locations:**

- Green roof of Kingsgate Mall (in redevelopment)
- 10th Avenue Bikeway WEST of Kingsway, to Yukon Street
- Main Street from 2nd to 7th.

- **New green spaces** (or enhancement of the lands on which public institutions sit) are proposed:

- Between 5th Avenue and Great Northern Way, between Guelph and St. George Streets
- Between Guelph Park and the proposed St. George Rainway, i.e., the block bounded by 7th and 8th Avenues, site of Mount Pleasant Elementary school
- For the half-block between 11th and 12th Avenues, on the west side of St. George Street, site of Florence Nightingale school
- NOTE: All of the above are part of a recommended strategy to make St. George Street a common walking street and greater amenity for many more people.
- As a half-block street-to-park conversion between Broadway and the lane before 10th Avenue, along Prince Albert Street
 - NOTE: Earlier community input at Urban Design Framework workshops and MPIC meetings suggests redesign to make the street better suited for more frequent temporary closures for special events / gatherings, rather than permanent closure. This is in recognition of the need for vehicular access to a valued long-standing business on the SW corner of this intersection, and the need for parking drop-off and pickup access for persons with disabilities using the Neighbourhood House on the SE corner.
- Block-long or half-block street-to-park/plaza conversion on Fraser Street (Broadway to lane, or Broadway to 8th), to improve walkers’ experience from Broadway to Sahalli Park – with “family-friendly design” important for the open space here.

Close-up detail – proposal 1



Further close-up of possibility 1



Green Circuit Proposal – Possibility Map 2



Key features:

- As in the other two maps, this one **emphasizes St. George Street as a key walking / cycling route** – from Robson Park at 15th Avenue (site of the original headwaters of the St. George Creek) north to, and into, the Great Northern Way Campus – then westward to False Creek
- **As storm water “memory creeks” or as daylighted creeks**, merging of Brewery Creek, St. George Creek and China Creek on the Great Northern Way Campus
- **Connect Green Spaces from Tea Swamp Park up to Great Northern Way – across Kingsway**
 - Path from Robson Park to Great Northern Way Campus – up St. George Street
- **Lanes are given high priority in this recommended circuit**, as the means of connecting parks and also connecting walkers to the St. George Rainway. In particular, greening of these lanes is recommended, along with 4th and 5th Avenues between the lane west of Main and Guelph St.:
 - North, starting off the 10th Avenue Bikeway and extending to 4th Avenue: **the commercial lane between Main and Columbia**
 - East/west, starting from the commercial lane noted above to Jonathan Rogers Park between Manitoba and Columbia Streets: **the lane between 7th and 8th Avenues**, plus “green links” across Broadway for walkers heading south on Manitoba and Columbia
 - North, starting from 7th Avenue, **the lane between Main and Scotia Streets** (with a bike and pedestrian bridge to Strathcona)
 - **The “lane-like” Watson Street**, between the 10th Avenue Bikeway /Greenway – adding also a small new green space / plaza in the mid-block site (currently a parking lot) on the north side of Broadway between Kingsway and Main (behind “Our Town” café).

- **Recommended new green spaces** are:
 - On 7th Avenue – a pocket park created through a partial-block street closure between Main and the lane to the east (abutting the neighbourhood’s Community Centre)
 - On 7th Avenue – complimentary park space on the west side of Main
 - On 6th Avenue – a pocket park mid-block between Guelph and Prince Edward Streets
 - On Fraser Street – a street-to-park/plaza conversion between Broadway and 8th, ending at Sahalli Park
 - Mid-block green link from Broadway to 8th, for walkers enroute to/from Guelph Park
 - Expansion on western edge of China Creek North Park (6th Avenue north to the lane)

- **Enhancement of the north/south walkers’ route is also recommended on Sophia Street** between Tea Swamp Park (Sophia and 16th) southward to Scotia and 8th Avenue.

Green Circuit Proposal – Possibility Map 3



Key features:

- This map also emphasized the **importance of a strong connection (for walkers and cyclists) to The [Olympic] Village** – but unlike the previous map, this one **focuses on Columbia Street** (on the west side of Jonathan Rogers Park) and then a diagonal route (ideally incorporating water features as well as greening) from Jonathan Rogers Park to the west end of The Village, whereas the previous map considers Ontario, further east, to be the north/south route to emphasize.
- Given the pleasant nature of both Ontario and Manitoba Streets south of Broadway (with many mature trees on each of these north/south side streets) and locals' experience of Mount Pleasant Park (between 15th and 16th Avenues, between these 2 side streets) as a “great park” that gets lots of use and is also kids-friendly, this map recommends:
 - **Strengthening 15th Avenue as an east/west “green” walking route**
 - **Sophia Street (between 15th and 10th) as a north/south leg, then**
 - **10th Avenue Bikeway, between Sophia and Manitoba or Ontario (east/west)**
 - **Laneway greening between 10th and Broadway, for heightened pedestrian use also,** to create a good walking “square” circuit in the neighbourhood.
(Note: 15th Avenue is also highlighted as a good route to continue westward to Cambie St.)
- The 10th Avenue Bikeway / Greenway continues to be given high emphasis, with a recommended “jog” made easier at Carolina and St. George Streets (Broadway crossings) to enable cyclists and walkers to enjoy part of the St. George Rainway and the Sahalli and Guelph Parks to either side of the Rainway at 8th Avenue.

- From China Creek South Park, on the eastern side of Mount Pleasant, the preferred routing north is **along 8th Avenue, then down Prince Albert Street to China Creek North Park** – and from there, a crossing over Great Northern Way, to continue a walking route westward on the GNW Campus to the St. George Rainway, then following the Rainway north through the campus.
- In the Triangle Heart of Mount Pleasant, the **importance of Scotia Street as a green street** (north/south) and **also 8th Avenue as a green street (east-west)** were affirmed.
 - Addressing tree gaps and/or poorer health of trees on 6th Avenue and also on Main (and/or otherwise improving these stretches of the “green route”) is recommended to improve the walking experience between the Heart and Guelph Park.
- As in the previous map, **treat St. George Street as an important walking route – both “Blueway” (Rainway) and Greenway – from Robson Park at 12th Avenue all the way north to (and through) the Great Northern Way Campus.**
 - NOTE: Blue markers were used on these maps to indicate where community members see water features as important (including but not restricted to rain gardens). However, “blueway” typically refers to a “navigable water route” – hence, substitution of the term Rainway to refer to locations where navigable water is not anticipated but the capture of storm water is considered important by locals.
- **The new green space proposed was a single location:**
 - **Jonathan Rogers Park enhancement** – including a green link (mid-block) between the park and Broadway
 - Other recommendations for Jonathan Rogers Park, which was again noted as a place for workers to have lunch but otherwise a “not so great park,” include:
 - Plaza feature
 - Fountain or other water feature
 - Improved play space – that better reflects the residential community (not just for nearby workers who use the park during daytime hours only).

Appendices 1-5

Appendix 1: Community contributors to public realm design work

- Eighty community members registered for the March 7, 2013 workshop. (80 = maximum capacity in the booked facility; some no-shows due to illness; additional participants came without registering.)
- The participant mix was:
 - 15% business / commercial stakeholders
 - 67% residents of Mount Pleasant
 - 18% other local area stakeholders.
- “Other” local area stakeholders were a combination of:
 - staff in community organizations serving Mount Pleasant residents
 - architects working in or interested in Mount Pleasant
 - volunteers active in the neighbourhood (public space projects or other development)
 - ex-residents with family and friends in the neighbourhood, still regular visitors.
- Business / commercial stakeholders included:
 - Business operators (7) in the focus shopping areas
 - Manager of local merchants association
 - Director of the Mount Pleasant Business Improvement Association
 - Commercial land owners (3)
 - Realtors (2)
- The resident mix included:
 - 20% actively involved in various public realm projects – 1 in 5 are active in such projects as green streets, laneway animation, rainway development, pedestrian amenity creation, arts programming and other events in public spaces.
 - 30% affiliated with one or more community association.
- Community groups / projects involved:
 - False Creek Watershed Society; St. George Rainway coalition
 - Elizabeth Rogers Community Garden
 - Gather Round
 - Green Streets volunteers
 - Livable Laneways
 - QR-AC info artwork wraps
 - Other Neighbourhood Small Grants recipients in Mount Pleasant (various projects)
 - Entertainment Media Arts Society
 - Green Streets Game.com
 - Mount Pleasant Artists Society
 - Mount Pleasant Business Improvement Association
 - Kingsgate Mall Merchants Association
 - Mount Pleasant Implementation Committee (4 members participating)
 - Mount Pleasant Neighbourhood House (host)
 - Pacific Community Resource Society; Broadway Youth Resource Centre
 - Family Centre Society
 - Manor Housing Co-operative
 - Revitalizing Broadway East working group
 - CityStudio (students active in projects in Mount Pleasant)

Appendix 2: Workshop team

Mount Pleasant Neighbourhood House (MPNH) host team:

- *Weaving Policy, People and Place Together* Project Facilitator – Sylvia Holland
- MPNH staff
 - Jocelyne Hamel (Executive Director)
 - Romy Senghera (Assistant Director of Programs)
 - Blanca Salvatierra (Community Developer)
 - Askar Baudin (Facilities Supervisor)
 - MPNH Community Kitchen team
- MPNH volunteers – assisting with recording / small group work
 - Ben Pierce
 - Lammi Kassama
 - Sebastian Merz

PWL Partnership landscape architectural team, consultants to COV

- Principal and Landscape Architect – Margot Long
- Landscape Designer – Léandre Bérubé Lebrun
- Landscape Designer – Mary Wong

City of Vancouver (COV) support

- Mount Pleasant Community Planner – Joyce Uyesugi
- COV Planning Analyst – Jennifer White

Appendix 3: Sweet Spot MAPS – Distribution by District

Broadway WEST – Map 1



Broadway WEST – Map 2



Broadway WEST – Map 3



Broadway EAST – Map 1



Broadway EAST – Map 2



Broadway East – Map 3



LOWER Main – Map 1



LOWER Main- Map 2



UPTOWN – Map 1



UPTOWN- Map 2



Appendix 4: Sweet Spots by District – DESCRIPTION and LOCATION

Appendix 2: Sweet Spots by District – LOCATION and DESCRIPTION

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SWEET SPOTS - BROADWAY WEST (CENTRAL)

DOT	North-south	East-west	Lane backs	Corner	DESCRIPTION
3 votes: 8, 12, 16	Manitoba, Columbia	8 th and 7 th			Park - Playing baseball in the park with my kids. Watch fireworks here. Great Park – Jonathan Rogers Park.
1	Ash	12th			[Adjacent but not in Broadway West] CITY SQUARE - Welcoming scale, heritage aspect, good shops & services, Fitness World, ease of parking.
46	Columbia	Broadway N			African drumming shop – hub for dance experimentation
2 votes: 10, 10A	Columbia / Manitoba	8 th	Broad-way	midway	RESTAURANT Martini's - family dinner, inexpensive date night. RESTAURANT Martinis - the night spot where we eat and get refreshed; has a nice patio.
28	Columbia / Manitoba	Broadway			MEC Bike rack
5	Columbia / Manitoba	Broadway	10th	NW Manitoba	Sports Junkies - "great shop" -.picks up off MEC and Sportcheck
3 votes: 14, 29, 30	Columbia / Manitoba or Ontario	10 th		midway	TENTH AVENUE Best street in town Tenth Avenue heritage walk / bike shops [near "bike central"]
2 votes: 3 & 9	Columbia/Manitoba	Broadway			OUTDOOR/ SPORTING RETAIL MEC -- Fantastic outdoor equipment retailer -- trustworthy, provides a great service
31	Columbia / Manitoba	Broadway N			Outdoor seating, sunny [Martini's?]
6	Kingsway	Broadway			With future Broadway line, Broadway West to Cambie 12 th station has a tremendous opportunity to be a special mixed-use experience.
7	Main	8th		West of NW	RESTAURANT Great restaurant [8 ½?]
23	Main / Quebec	Broadway S		S	Ceragam free massage [Note – free with sales spiel]
11	Manitoba	Broadway		SE	Sports Junkies - I bought second-hand soccer kit for my kids here: I support recycling!
#34	Manitoba / Ontario	Broadway N		midway	Kozmik Zoo – small music venue; live music stage, with Persian food
45	Manitoba east	Broadway S			Bike central and outdoors [retail] district [Cycling BC is here, La Biciletta, Bike Doctor, etc.]
45	Manitoba	Broadway S		E end	Consider public realm places to hang out near here (benches, stools, outdoor seating, rain protection) because it's a destination.
35	Manitoba / Ontario S	8 th		midway	Japanese connection? Tonari Gumi here, store nearby on Broadway
48	Ontario	8th		mid-block	Hootsuite
4	Ontario / Manitoba	Broadway S		midway	Sport Chek – mixed use building. Adds body heat to the neighbourhood.
47	Ontario / Quebec	Broadway N		mid-block	Japanese connection? Store on Broadway, restaurant on 8 th .
2	Ontario N	Broadway			RESTAURANT Indochine - Welcoming exposure to the street; not much else where people can gather.
15	Ontario S	Broadway			OUTDOOR/ SPORTING RETAIL local bike shops
13	Opposite Park	8th			RESTAURANT local coffee shop
22	Quebec	7th		SW	Sarah McLachlan music outreach.
24	Watson	Broadway			Green space where business burned down
37	Yukon / Alberta	Broadway S		East end	(no note for this)

Appendix 2: Sweet Spots by District – LOCATION and DESCRIPTION

Page 2 of 5

SWEET SPOTS - BROADWAY EAST

DOT	North-south	East-west	Lane backs	Corner	DESCRIPTION
54	St. George	Broadway			x 2 - Mrs. Kims.- They make their own tofu and kimchi and great veggies.
25	Broadway	Fraser			Broadway Youth Resource Centre. COMMUNITY theme
?					58-year-old grandfather tree. HERITAGE AND CULTURE theme
92	Broadway	Fraser			Heritage Block of buildings (south side of street). HERITAGE AND CULTURE theme
111	Prince Edward	7th			Tennis courts and new community gardens: “Brewery Creek Community Gardens.” Dog friendly!
102	Brunswick , Prince Edward	7th	Off the lane		Community gardens; not private but for residents
105	Kingsway	Broadway			Potential [in] empty parking lot
88	1 Kingsway	7th			Community Centre; great place for youth.
61	Brunswick	Broadway		NW	Sushiyama – late-night, friendly, frequented by regulars, customer service
89	Brunswick / Scotia	Broadway		mid-block	Money mart (for youth)
67	Carolina	Broadway		SW	Seb’s Restaurant - best breakfast gathering place
95	Carolina	Broadway		SE	Mac’s
94	Carolina	Broadway		SE	Anna’s Cake Shop
217	Carolina	Broadway		SW	Dallas Pizza; great place for youth
2 votes: 64, 83	Carolina / Fraser	Broadway			New and old restaurants; more flavours and culture.
	Complete axis	10 th Avenue			Closure wanted: No more cars! GETTING AROUND theme
63	Fraser	14th			Matchstick Coffee Roasters
59	Fraser	8th			Sahalli Park.
77	Fraser	8 th N			Community garden plus awesome “Community street” at end of Fraser.
25	Fraser	Broadway		NW	Future site of pocket park / plaza?
42	Fraser	Broadway		SW	SOL store at Broadway/Fraser. Clean, 24-hour opening, not dodgy!
41 x 2	Fraser	Broadway		West of SW	Harkness & Lait Butcher: organic, hipsters, free-range. Sandwich boards on Broadway East.
84	Fraser	Broadway		NW	BYRC comes back! Social housing will strengthen this community
92	Fraser	Broadway		SW	BYRC – Broadway Youth Resource Centre
194	Fraser	Broadway	8 th		Area developing very rapidly; need a street closure.
195	Guelph	Broadway		SE	“Potential” – empty lot
	Kingsway	12th			Biltmore Hotel is becoming 100-room SRO building
62	Kingsway	14th			Moksha Yoga East Van
74	Kingsway	14 th , 15 th			McAuley Park: best study, creativity and reflection spot for me. Kingsway 15 th and Fraser
73	Kingsway	Broadway		SW	Our Town Café; the place to catch up with friends.
4 votes 40, 86, 180, 185	Kingsway	Broadway			Kingsgate Mall; second home to many. Buy-Low – clean, lots of selection. Mall; convenient place to shop.

SWEET SPOTS - BROADWAY EAST (continued)

DOT	North-south	East-west	Lane backs	Corner	DESCRIPTION
68 & 89	Prince Albert	10th			Walking along streets, beautiful trees, feels fresh, I love looking at gardens and houses.
50	Prince Albert	Broadway			Adria [import car repair service] – Mark can fix anything!
3 votes: 49, 82 and 109	Prince Albert	Broadway			It's a neighbourhood house! Brings the community together; resource for all.
69	Prince Albert	Broadway		NE	Corner store with lovely lady who also keeps the lane and side street clean.
87	Prince Edward	6th			Time Out Youth Centre, Boys & Girls Club
78	Prince Edward	8th			Dude Chillin' Park: Public art of a dude chillin'; also lots of actual dudes chillin'
?	Prince Edward	Broadway			Bus shelter post-it notes: an effort to make you smile. COMMUNITY theme
90	Prince Edward	Broadway		NE	Anglican church community dinner very Friday night
193	Prince Edward	Broadway		NW	Potential for pocket park
79	Prince Edward	Broadway / 10 th			The speaker repair shop! That guy is so nice!
2 votes: 53 & 109	Scotia	8 th		NE	Western Front
60	Scotia	Broadway			Rhizome Café: Kids menu, accessible venue, local art. HERITAGE AND CULTURE theme
96	Scotia	Broadway			Starbucks
53	Scotia / Brunswick	8th			Western Front culture, funkiness. HERITAGE AND CULTURE theme
60	Scotia / Brunswick	Broadway N		W end	[Rhizome Café]
85	St. Catherine's	6 th		NW	Beautiful park
27 & 75	St. George	10 th			Community library: take a book, leave a book. Also at end of block: daylighting of stream.
27 & 80	St. George	10th			Gather Round Vancouver's smallest park (in a traffic circle) on 10 th Avenue bike lane. Traffic circle guy - gives out tea and advice on Sundays .COMMUNITY theme [Gather Round]
3 votes: 52, 56 81	St. George	5 th to 10th			My Green Street Corner / St. George Rainway / Crickcrack Creek [stone work] St. George Rainway: the view is amazing, the community spirit is inspiring, the vision is exciting. Listening to St. George creek at the 5 th traffic circle;
55	St. George	13 th / Kingsway			The Mount Pleasant Family Centre - cob bench. COMMUNITY theme
93	St. George	Broadway		NE	[Almas Grocery]
70 & 190	St. George	Broadway S			Work for La Boussole
110	St. George	Kingsway			Guelph Park [Robson Park]
57 and 76	St. George / Carolina	10th		mid-block	[on Bikeway notation]
2 votes: 26, 51	St. George / Guelph	Broadway		mid-block	[vacant lot with big potential]
57 x 2	St. George?	10th			Free library on 10 th Avenue; COMMUNITY theme
51	Whole axis	10 th Avenue			Bike lane: great energy! GETTING AROUND theme
	Windsor				Windsor is a Greenway with bike path.

Appendix 2: Sweet Spots by District – LOCATION and DESCRIPTION

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SWEET SPOTS – LOWER MAIN 2nd to 7th

DOT	North-south	East-west	Lane backs	Corner	DESCRIPTION
158	Brunswick	5 th	3 rd	4th	Community garden triangle; pocket park? Interface with busy pedestrian/cycling laneway.
157	Lorne	3 rd			Open space. A new opportunity for park/green space. Artist corner, perhaps?
2 votes	Main		Scotia		Alley between Great Northern Way and 5 th . Huge traffic for pedestrians and cyclists; opportunity for green laneway with businesses/artist studios facing onto it, connecting pocket parks.
173	Main / Scotia	4 th	5th	W end	Laneway (east-west) is nice to use to get off busy Main when walking, but is dark and needs improvement.
153	Main / Quebec		3rd	NW	Nuba restaurant
2 votes	Main	2 nd to 7th	Scotia		Laneway 7 th to 2 nd Brewery district – current and pending
2 votes	Main	2 nd		SW and SE	“Gateway” building to Mt. Pleasant. Transition from north high buildings to lower buildings, coming up Main. Could be a fantastic marketspace – entry for Hilltown.
148	Main	3rd		NW	Re-Find and other cool used furniture stores
177	Main	3 rd	Scotia		Close street and plan for a mews here.
167	Main	3 rd / 4th		mid	Vivo media arts centre
176	Main	4th			Beautiful view of the mountains
172	Main	5th			Best place to cross Main Street. Feels like the hub.
2 votes	Main	6 th		NE	The Whip: community meeting place; serves local craft beer. Brunswick Brewery
2 votes	Main	7th		NW	Public square? Great view. City land. Now a parking lot but potential for a park/plaza.
2 votes	Prince Edward	7th		SE	Community garden on private property
2 votes	Prince Edward	Broadway			Prince Edward and Broadway Triangular piece of land - could be beautified – park? Public space of some kind?
162	Quebec	7 th		NE	Quebec Manor
182	Scotia	4th			Make these two lots into a hard surface / water feature park. Green wall on 237 East 4 th Avenue.
2 votes	Scotia	5th			Native Education College at Scotia/5 th . Real opportunity for Aboriginal flavour in community; central space – expansion of green space. Native Education Centre – community gathering place, Aboriginal community traditions, art
44	Scotia	5th	Brunswick	NW	Native art and studio/loft-gallery location
163	Scotia	7 th		NW	Brunswick Brewery – soon to be brewery and tasting room!
175	Scotia	7 th		SW	Renovated brewery
160	Scotia	8 th		NW	Garden that “Social” developers put in

Appendix 2: Sweet Spots by District – LOCATION and DESCRIPTION

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SWEET SPOTS – UPPER MAIN – 7th to 16th

DOT	North-south	East-west	Lane backs	Corner	DESCRIPTION
130	Kingsway	10th			Kingsway as old animal / Aboriginal trail
139	Kingsway	12th			The Biltmore cabaret, a fantastic live music venue in a city that has too few decent venues
133	Kingsway	7 th		SW	Community hub/space and public space
124	Kingsway	Broadway			Meets most shopping needs [Kingsgate Mall]
147	Kingsway / Prince Edward	10 th		mid-block	Take-out window for “slow food” lunches
145	Main	10 th		mid-block	Bird on a Wire: gift shop that features the high-calibre work of Vancouver artists
144	Main	10 th / 11 th		mid-block	Planet Bingo, gathering place known by all, even if they don’t enter the place. Bright landmark.
129	Main	11 th / 12 th	Quebec	midway	St. Patrick’s community hall
141	Main	14 th / 15 th		mid-block	Brewery Creek; the best craft beer store in Vancouver, probably B.C., maybe Canada
3 votes: 98 , 118, 142	Main	15 th		NW	Heritage Hall: can see it from far away; special events and occasions; beautiful old building. Heritage hall landmark building
97	Main	15th		NE	Burgoo restaurant
146	Main	7th			Sarah McLachlan’s music school
135	Main	8th		SE	Goh Ballet, important art / cultural space, architecturally important.
132	Main	8th / 9th	Quebec		Livable Laneways lane market /public space transforming road space
140	Main	8th / Broadway		mid-block	Pulp Fiction new/used bookstore; one of the best in the city
115 & 137	Main	Broadway			Main/ Broadway transit hub with B Line. Gateway to Main; “arrival point.”
131	Main	Kingsway			Arts/cultural heritage hub of Mount Pleasant
3 votes: 114, 134, 104	Main east	13 th	14th		Coffee shop central: social gathering place Parallel Park and JJ Bean – gathering place, people hanging out at all hours Coffee roaster (49 th Parallel) and Lucky Doughnuts
119	Main west	13th			[Centrepont Mall?]
100	Quebec	10th			Neat corner. Older building, well kept; community feel. Corner store. Converted church, nice row housing kitty-corner.
125	Quebec / Ontario	11 th			Green path for walkers
138	Scotia	8th			EDAM Dance contact / improvisational studio
101	Sophia	15th			Playground at Tea Swamp Park – and traffic circle garden – community gathering
116	Triangle / Broadway	Kingsway / Main			Potential for courtyard cafes and shops
122	Watson	11th			Great back-lane feel
3 votes: 126 180. 143	Whole axis	10th			Bike route on 10 th . Green bikeway Bike route (10 th Ave) best bike path in the city! Friendly, safe, good sites/sights, convenient

Appendix 5: Sweet Spots by District – Organized BY THEME

Appendix 3: Sweet Spots by District – Organized BY THEME

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While the workshop mapping exercise was focused on EXISTING sweet spots, some participants also marked sites with great potential to become sweet spots for the whole neighbourhood. The latter are marked with an asterisk* in this appendix.

SWEET SPOTS, EXISTING AND IMAGINED* - BROADWAY WEST						
Distinctive shops & services, Broadway West						
DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
46	Columbia	Broadway N				African drumming shop – hub for dance experimentation
5	Columbia / Manitoba	Broadway	10th	corner		Sports Junkies - “great shop” - picks up off MEC and Sportcheck
23	Main / Quebec	Broadway S		S		Ceragam free massage [note – free with sales spiel]
35	Manitoba / Ontario	On 8 th		mid-block		Japanese connection? Tonari Gumi on 8 th Avenue
47	Ontario / Quebec	On Broadway N		mid-block		Japanese connection? Store on Broadway,
48	Ontario	On 8th		mid-block		Hootsuite
Magnet retail, Broadway West						
1	Between Ash and Cambie Streets	On 12th				CITY SQUARE [Adjacent but not in Broadway West] - Welcoming scale, heritage aspect, good shops & services, Fitness World, ease of parking
3, 9	Columbia/Manitoba	On Broadway				OUTDOOR/ SPORTING RETAIL MEC -- Fantastic outdoor equipment retailer -- trustworthy, provides a great service
11	Manitoba	Broadway		SE		Sports Junkies - second-hand soccer kit for my kids; I support recycling!
45	Manitoba east	Broadway S				Bike central and OUTDOORS GEAR [Cycling BC is here, La Bicicletta, Bike Doctor]
4	Ontario / Manitoba	Broadway S		mid-block		Sport Chek -- mixed use. Adds body heat to the neighbourhood
15	Ontario	Broadway				OUTDOOR/ SPORTING RETAIL local bike shops
Getting around, Broadway West						
6	Kingsway	Broadway			*	With future Broadway line, Broadway West to Cambie 12 th station has a tremendous opportunity to be a special mixed-use experience.
14, 29, 30	Columbia through to Manitoba or Ontario	10 th Avenue		mid-block		TENTH AVENUE Best street in town Tenth Avenue heritage walk / bike shops [near “bike central”]
45	Manitoba	Broadway S		E end	*	Consider public realm places to hang out near here (benches, stools, outdoor seating, rain protection) because it’s a destination.

Green space, Broadway West						
DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
8, 12, 16	Manitoba, Columbia	On 8 th (and 7 th)				Park - Playing baseball in the park with my kids Watch fireworks. Great Park – Jonathan Rogers Park
24	Watson	Broadway				Green space where business burned down
Heritage & culture, Broadway West						
14, 29, 30	Columbia to Manitoba or Ontario	10 th		mid-block		Tenth Avenue heritage walk / bike shops [near “bike central”]
22	Quebec	7th		SW		Sarah McLachlan music outreach
Social gathering, Broadway West						
10, 10A	Columbia / Manitoba	8 th	9th	mid-block		RESTAURANT Martini’s -- family dinner, inexpensive date night RESTAURANT Martini’s - the night spot where we eat and get refreshed; has a nice patio
28	Columbia / Manitoba	On Broadway				MEC Bike rack
31	Columbia / Manitoba	Broadway N				Outdoor seating, sunny [is this Martini’s?]
7	Main	On 8th		West of NW		RESTAURANT Great restaurant [8 ½?]
34	Manitoba / Ontario	Broadway N		mid-block		Kozmik Zoo – small music venue with live stage [Persian food]
2	Ontario N	Broadway				RESTAURANT Indochine - Welcoming exposure to the street; not much else where people can gather
13	Opposite Park	On 8th				RESTAURANT local coffee shop – Milano
Un-themed, Broadway West						
37	Yukon / Alberta east	Broadway S				(no note for this)

SWEET SPOTS, EXISTING AND IMAGINED* - BROADWAY EAST

Distinctive shops & services, Broadway East

DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
94	Carolina	Broadway		SE		Anna's Cake Shop
217	Carolina	Broadway		SW		Dallas Pizza; great place for youth
64, 83	Carolina / Fraser	Broadway				New and old restaurants; more flavours and culture
63	Fraser	14th				Matchstick Coffee Roasters
59	Fraser	8 th		NE		
41 x 2	Fraser	Broadway		West of SW		Harkness & Lait Butcher: organic, hipsters, free-range. Sandwich boards on Broadway East.
62	Kingsway	14th				Moksha Yoga East Van
50	Prince Albert	Broadway				Adria [import car repair garage] – Mark can fix anything!
69	Prince Albert	Broadway		NE		Corner store with lovely lady who also keeps the lane and side street clean.
79	Prince Edward	Broadway / 10 th				The speaker repair shop! That guy is so nice!
54	St. George	Broadway				x 2 - Mrs. Kims- They make their own tofu and kimchi and great veggies.
93	St. George	Broadway		NE		[Almas Grocery]
54	St. George /Carolina	Broadway N		mid-block		Kim's Mart?

Magnet retail, Broadway East

89	Brunswick / Scotia	Broadway		mid-block		Money mart (for youth)
95	Carolina	Broadway		SE		Mac's
42	Fraser	Broadway		SW		SOL store at Broadway/Fraser. Clean, 24-hour opening, not dodgy!
40, 86, 180, 185	Kingsway	Broadway				Kingsgate Mall; second home to many Buy-Low – clean, lots of selection Mall; convenient place to shop

Getting around, Broadway East

	Complete axis	10 th Avenue			*	Closure: No more cars!
51, 57, 76	St. George / Carolina	10th		mid-block		Bikeway, dog-friendly Bike lane: great energy!
	Windsor					Windsor is a Greenway with bike path.

Green space, Broadway East						
DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
111	Prince Edward	7th				Tennis courts and new community gardens: “Brewery Creek Community Gardens.” Dog friendly!
102	Brunswick, Prince Edward	7 th	Off lane			Community gardens; not private but for residents
194	Fraser	Broadway	8 th		*	Area developing very rapidly; need a street closure
195	Guelph	Broadway		SE		“Potential” – empty lot
74	Kingsway	14 th / 15 th				McAuley Park: best study, creativity and reflection spot for me. Kingsway 15 th and Fraser
68, 89	Prince Albert	10th				Walking along streets, beautiful trees, feels fresh, I love looking at gardens and houses.
193	Prince Edward	Broadway		NW	*	Potential for pocket park
85	St. Catherine’s	6 th		NW		Beautiful park
27, 75	St. George	10 th				Community library: take a book, leave a book. Also at end of block: daylighting of stream.
52, 56 81	St. George	5 th to 10th				My Green Street Corner / St. George Rainway / Crickcrack Creek stone work St. George Rainway : the view is amazing, the community spirit is inspiring, the vision is exciting Listening to St. George creek at the 5 th traffic circle
110	St. George	Kingsway				Guelph Park [Robson Park]
27, 80	St. George	10th				Gather round Vancouver’s smallest park (in a traffic circle) on 10 th Ave. bike lane Traffic circle guy - gives out tea and advice on Sundays [Gather Round]
25, 59, 77	Fraser	8th				Sahalli Park Community garden plus awesome “Community street” at end of Fraser

Heritage & culture, Broadway East						
DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
?						58-year-old grandfather tree (location not clearly marked on map)
27, 75	St. George	On 10 th				Community library: take a book, leave a book. Also at end of block: daylighting of stream
92	Fraser	On Broadway				Heritage Block of buildings [south side of street]
53, 60, 109	Scotia / Brunswick	On 8th		NE		Western Front culture, funkiness of the area.
60	Scotia	On Broadway				Rhizome Café: Kids menu, accessible venue, local art
25, 59, 77	Fraser	8th				Community garden plus awesome “Community street” at end of Fraser
52, 56, 81	On St. George	5 th to 10th				St. George Rainway : the view is amazing, the community spirit is inspiring, the vision is exciting. Listening to St. George creek at the 5 th traffic circle. My Green Street Corner / St. George Rainway / Crickcrack Creek stone work
55	St. George	13 th / Kingsway				The Mount Pleasant Family Centre – the cob bench and the stories behind it
70, 190	St. George	On Broadway S				La Boussole – Francophone community centre
57 x 2	east of St. George	On 10th				Free library on 10 th Avenue
Social gathering, Broadway East						
25	Broadway	Fraser			*	Broadway Youth Resource Centre
27, 75	St. George	10 th				Community library: take a book, leave a book.
88	1 Kingsway	7th				Community Centre; great place for youth
61	Brunswick	Broadway		NW		Sushiyama – late-night, friendly, frequented by regulars, customer service
67	Carolina	Broadway		SW		Seb’s Restaurant- best breakfast gathering place
84, 92	Fraser	Broadway		NW		BYRC comes back! Social housing will strengthen this community
	Kingsway	12th				Biltmore Hotel is becoming 100-room SRO building
73	Kingsway	Broadway		SW		Our Town Café; the place to catch up with friends
49, 82, 109	Prince Albert	Broadway				It’s a neighbourhood house! Brings the community together; resource for all.
87	Prince Edward	6th				Time Out Youth Centre, Boys & Girls Club
78	Prince Edward	8th				Dude Chillin’ Park: Public art of a dude chillin’; also lots of actual dudes chillin’
?	Prince Edward	Broadway				Bus shelter post-it notes: an effort to make you smile
90	Prince Edward	Broadway		NE		Anglican church community dinner very Friday night
96	Scotia	Broadway				Starbucks

Appendix 3: Sweet Spots by District – Organized BY THEME

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27, 80	St. George	10th				Gather Round Vancouver's smallest park (in a traffic circle) on 10 th Avenue bike lane. Traffic circle guy - gives out tea and advice on Sundays [Gather Round]
55	St. George	13 th / Kingsway				The Mount Pleasant Family Centre - cob bench
60	Scotia	Broadway				Rhizome Café: Kids menu, accessible venue, local art
Un-themed, Broadway East						
DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
26, 51	St. George / Guelph	Broadway		mid-block	*	[Vacant lot with big potential]
105	Kingsway	Broadway			*	Potential [in] empty parking lot

SWEET SPOTS, EXISTING AND IMAGINED* - LOWER MAIN STREET / 2 ND TO 7 TH AVENUES						
Distinctive shops & services, Lower Main						
	North-south	East-west	Lane backs	corner		DESCRIPTION
179, 183	Main	2 nd		SW & SE	*	“Gateway” building to Mt. Pleasant. Transition from north high buildings to lower coming up Main. Could be a fantastic marketplace – entry for Hilltown
148	Main	3 rd		NW		Re-find and other cool used furniture stores
167	Main	3 rd / 4 th		mid		Vivo media arts centre
163	Scotia	7 th		NW		Brunswick Brewery – soon to be brewery and tasting room!
43, 181	Main	2 nd to 7 th	Scotia			Laneway 7 th to 2 nd Brewery district – current and pending
Getting around, Lower Main						
159, plus 1	Main		Scotia			Alley between Great Northern Way and 5 th : Huge traffic for pedestrians and cyclists; opportunity for green laneway with businesses/artist studios facing onto it, connecting pocket parks.
43, 181	Main	2 nd to 7 th	Scotia			Laneway 7 th to 2 nd . Brewery district – current and pending
172	Main	5 th				Best place to cross Main Street. Feels like the hub.
173	Main / Scotia	4 th	5 th	W end		Laneway (east-west) is nice to use to get off busy Main when walking, but is dark and needs improvement.
176	Main	4 th				Beautiful view of the mountains
Green space, Lower Main						
158	Brunswick	5 th	3 rd	4 th	*	Community garden triangle; pocket park? Interface with busy pedestrian/cycling laneway
166, 186	Scotia	5 th				Native Education College at Scotia/5 th . Real opportunity for aboriginal flavour in community; central space -- expansion of green space. Native Education Centre -- community gathering place, aboriginal community traditions, art
157	Lorne	3 rd			*	Open space; new opportunity for park/green space. Artist corner, perhaps?
177	Main	3 rd	Scotia		*	Close street and plan for a mews
140, 180a	Main	7 th		NW	*	Public square City land. Now a parking lot but potential for a park/plaza.
102, 160	Prince Edward	7 th		SE		Community garden on private property
150, 180b	Prince Edward	Broadway			*	Prince Edward and Broadway Triangular piece of land - could be beautified -- park? Public space of some kind?
160	Scotia	8 th		NW		Garden that “Social” developers put in

Heritage & culture, Lower Main						
	North-south	East-west	Lane backs	corner		
182	Scotia	4th			*	Make these two lots into a hard surface / water feature park. Green wall on 237 East 4 th Avenue.
44, 166, 186	Scotia	5th	Brunswick	NW		Native art and studio/loft-gallery location
175	Scotia	7 th		SW		Renovated brewery
162	Quebec	7 th		NE		Quebec Manor
Social gathering, Lower Main						
166, 186	Scotia	5th				Native Education College at Scotia/5 th . Real opportunity for Aboriginal flavour in community; central space -- expansion of green space. Native Education Centre – community gathering place, Aboriginal community traditions, art
152, 185	Main	6 th		NE		The Whip: community meeting place; serves local craft beer. Brunswick Brewery
153	Main / Quebec		3rd	NW		Nuba restaurant
182	Scotia	4th			*	Make these two lots into a hard surface / water feature park. Green wall on 237 East 4 th Avenue

SWEET SPOTS, EXISTING AND IMAGINED* - UPPER MAIN - 7 th to 16 th AVENUES						
Distinctive shops & services, Upper Main						
DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
147	Kingsway /Prince Edward	ON 10 th Avenue		mid-block		Take-out window for “slow food” lunches
145	Main	10 th		mid-block		Bird on a Wire: gift shop that features the high-calibre work of Vancouver artists
141	Main	14 th / 15 th		mid-block		Brewery Creek; the best craft beer store in Vancouver, probably BC maybe Canada
140	Main	8 th / Broadway		mid-block		Pulp Fiction new/used bookstore; one of the best in the city
Magnet retail, Upper Main						
119	Main west	13th				Centrepont mall
124	Kingsway	Broadway				Kingsgate mall. Meets most shopping needs
Getting around, Upper Main						
115, 137	Main	Broadway				Main/ Broadway transit hub with B Line. Gateway to Main; “arrival point.”
122	Watson	11th				“Great back-lane feel”
126, 180, 143	Whole axis	10th				Bike route on 10 th . Green bikeway. Convenient. Bike route (10 th Ave) best bike path in the city! Friendly, safe, good sites/sights.
Green space, Upper Main						
125	Quebec / Ontario	11 th				Green path for walkers
Heritage & culture, Upper Main						
130	Kingsway	10th				Kingsway as old animal /Aboriginal trail
139	Kingsway	12th				Biltmore cabaret, a fantastic live music venue in a city that has too few decent venues
144	Main	10 th / 11 th		mid-block		Planet Bingo, gathering place known by all, even if they don’t enter the place. Bright landmark.
129	Main	11 th / 12 th	Quebec	mid-block		St. Patrick’s community hall
98, 118, 142	Main	15 th		NW		Heritage Hall: can see it from far away; special events and occasions; beautiful old building. Heritage hall landmark building
146	Main	7th				Sarah McLachlan’s music school
135	Main	8 th		SE		Goh Ballet, important art / cultural space, architecturally important
131	Main	Kingsway				Arts/cultural heritage hub of Mount Pleasant
100	Quebec	10th				Neat corner. Older building, well kept; community feel. Corner store. Converted

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						church, nice row housing
138	Scotia	8th				EDAM Dance contact / improvisational studio
Social gathering, Upper Main						
DOT	North-south	East-west	Lane backs	Corner		DESCRIPTION
133	Kingsway	7 th		SW		Community hub/space and public space
97	Main	15th		NE		Burgoo restaurant
132	Main	8 th / 9 th	Quebec			Livable Laneways lane market /public space transforming road space
114, 134, 104	Main east	13 th	14th			Coffee shop central: social gathering place Parallel Park and JJ Bean – gathering place, people hanging out at all hours Coffee roaster (49 th Parallel) and Lucky Doughnuts
101	Sophia	15th				Playground at Tea Swamp Park – and traffic circle garden – community gathering
116	Triangle Broadway	Kingsway / Main			*	Potential for courtyard cafes and shops