Mount Pleasant Community Plan Implementation

City Finance and Services Committee
October 23, 2013
Background

- Mount Pleasant Community Plan adopted November 2010
- Four elements of Implementation Package
  - Broadway East Revitalization Strategy
  - Lower Main Urban Design Framework
  - Public Realm Plan
  - Public Benefits Strategy
Public Engagement

- Variety of in-person events:
  - Workshops, stakeholder meetings, street fair, open houses
- On-line information and surveys
- General community support for Implementation Package
- MPIC - some remaining concerns:
  - City-initiated v. privately-initiated rezoning of Lower Main
  - Building heights above 6-storeys
Broadway East Revitalization Strategy

- Mixed use redevelopment to reinforce shopping and services
- New and enhanced public spaces
- Clear guidelines for built form and height
Broadway East Revitalization Strategy

- Local business coordination and promotion
- Actions to improve environment: clean-up, murals, etc.
- City support for ongoing community stewardship
Lower Main Urban Design Framework

- Mixed use redevelopment to create “gateway” to Mount Pleasant
- Clear guidelines on built form and height
  - 3rd to 6th Avenue: up to 6-storeys
  - 2nd to 3rd Avenue: up to 12-storeys
  - 6th to 7th Avenue: up to 9-storeys
- Wider sidewalks, new public spaces, creative use of lanes
- Contributions to public amenities
Lower Main Urban Design Framework

- Confirm view cone dimensions
- Consistent with previous Council decisions
- Limits building heights on east side of Main
Public Realm Plan

• Unique, eclectic public realm design rooted in Mount Pleasant
• New and enhanced public spaces
• Better pedestrian and cycling connections
• Celebrating the rich history and culture
• A green canopy of street trees
Public Benefits Strategy

- Strategic direction for investment over 30 years
- Based on current and future needs assessment
- Population growth: from 26,000 to 33,000 by 2041 (similar to citywide average)
## Public Benefits Strategy

<table>
<thead>
<tr>
<th>Category</th>
<th>City Contribution</th>
<th>Developer Contribution (incl. CAC/DCL)</th>
<th>Partnership Contribution</th>
<th>TOTAL</th>
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<td>Libraries, Social and Recreation</td>
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<td>$1 - $2.5 M</td>
<td>$1 - $2.5 M</td>
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<td>Culture</td>
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<td>$2 - $4 M</td>
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<td>$93 - $105 M</td>
<td>$131 - $137 M</td>
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Thank you.
Supplemental Slides: Broadway East Urban Design Framework

Broadway East – North Elevation

MOUNT PLEASANT IMPLEMENTATION SCOPE

BROADWAY EAST
Supplemental Slides: Broadway East Urban Design Framework

Broadway East – South Elevation

MOUNT PLEASANT IMPLEMENTATION SCOPE

Prince Albert

BROADWAY EAST

Prince Edward

KINGSGATE MALL SITE

Kingsway

E 10th

Fraser

Guelph

Prince Edward

Broadway

E 8th

Rize site
Supplemental Slides: Lower Main Urban Design Framework

Lower Main - East Elevation

Mount Pleasant Implementation Scope

View 22
Supplemental Slides: Lower Main Urban Design Framework

Lower Main - West Elevation

MOUNT PLEASANT IMPLEMENTATION SCOPE

7th

2nd

False Creek Development
View 22
Supplemental Slides: View 22

View 22

Max building height under 40m*
Max building height under 30m*
Max building height under 20m*
Max building height under 10m*