



**POLICY REPORT  
DEVELOPMENT AND BUILDING**

Report Date: October 16, 2013  
Contact: Matt Shillito  
Contact No.: 604.871.6431  
RTS No.: 10235  
VanRIMS No.: 08-2000-20  
Meeting Date: October 23, 2013

TO: Standing Committee on City Finance and Services  
FROM: General Manager of Planning and Development Services  
SUBJECT: Mount Pleasant Community Plan Implementation

***RECOMMENDATION***

- A. THAT Council adopt the Mount Pleasant Community Plan Implementation Package (attached as Appendix A), including a Broadway East Revitalization Strategy, Lower Main Urban Design Framework, Public Realm Plan, and Public Benefits Strategy.
- B. THAT Council confirm the Main Street view cone (View 22) as extending over the east side of Main Street, as outlined in Appendix B.

***REPORT SUMMARY***

The Mount Pleasant Community Plan ("the Plan") was adopted by Council in November 2010 following an extensive public planning process. The Plan contains community-wide and sub-area policies to address issues and guide development in the neighbourhood over approximately 30 years. It covers a wide range of topics, including land use, urban design, housing, economic development, parks and the public realm, transportation, community services, heritage and culture. This report recommends Council adoption of a Mount Pleasant Community Plan Implementation Package ("Implementation Package") that builds on the Plan to clarify and advance policy directions, and includes:

- A Broadway East Revitalization Strategy;
- An Urban Design Framework for Lower Main;
- A Public Realm Plan; and
- A Public Benefits Strategy.

The Implementation Package was developed through further consultation with the community, and provides more detailed direction to assist plan implementation through a variety of programs and initiatives involving various parties, including the City, senior levels of government, the community, non-profit organizations and the private sector.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Previous Council decisions that provide direction for the Mount Pleasant Community Plan Implementation:

- 2008: Culture Plan for Vancouver (2008-2018)
- 2010: Council adopted the Mount Pleasant Community Plan and directed staff to implement the Plan through preparation of a Public Realm Plan, Public Benefits Strategy, and a variety of other programs.
- 2011: Housing and Homelessness Strategy
- 2011: Greenest City 2020 Action Plan
- 2012: Mayor's Task Force on Housing Affordability: Bold Ideas Towards An Affordable City
- 2012: Transportation 2040 Plan

### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The General Manager of Planning and Development Services RECOMMENDS approval of the foregoing.

### ***REPORT***

#### ***Background/Context***

The Mount Pleasant Community Plan ("the Plan") (see Figure 1 for Plan area) addresses a broad range of key issues, including land use, urban design, housing, economic development, parks and the public realm, transportation, community services, heritage and culture. The Plan anticipates:

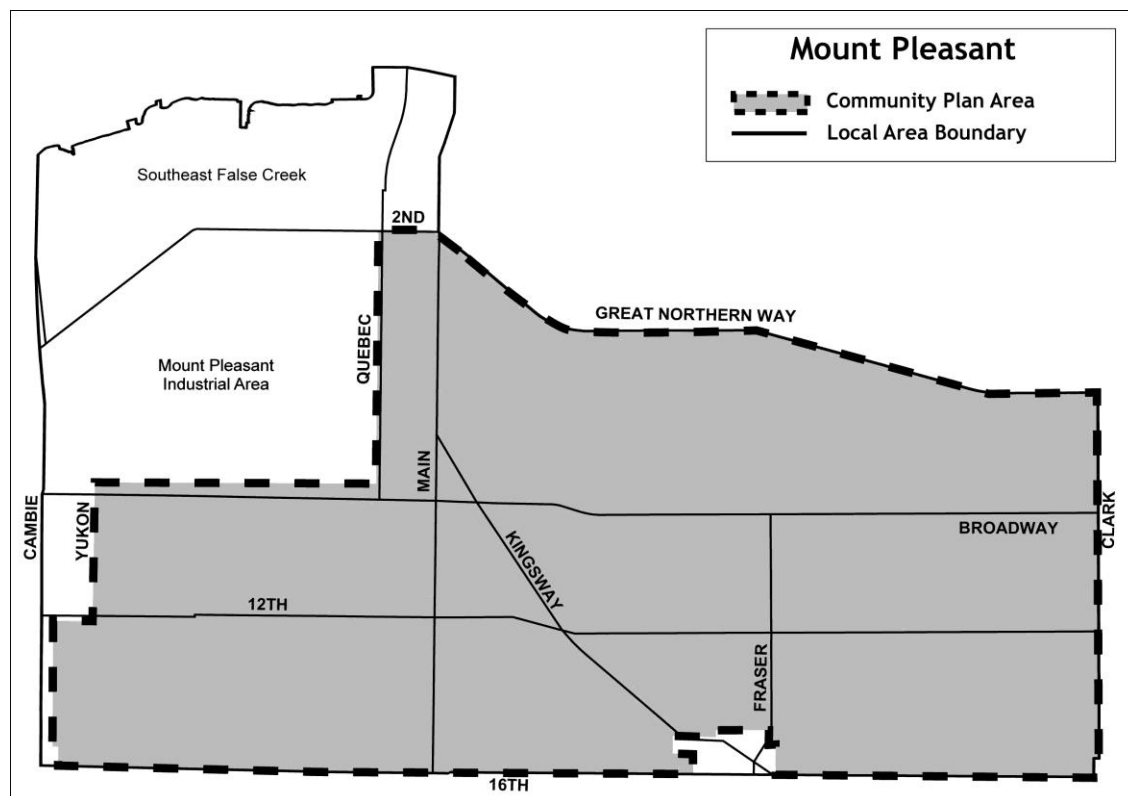
- Strengthening the shopping areas, particularly Broadway East (Broadway between Prince Edward Street and Prince Albert Street);
- A mixed use future for Lower Main (Main Street between 2<sup>nd</sup> and 7<sup>th</sup> Avenue);
- Creating a variety of more affordable housing options;
- Adding mini parks and plazas;
- Improving walking and biking connections; and
- Enhancing the strong cultural/heritage aspects of Mount Pleasant.

- The Plan noted the need to deliver a number of important implementation components to address key issues and advance Plan policies. Staff have now completed this work with input from the Mount Pleasant community, including advice from the Mount Pleasant Implementation Committee (MPIC), which was comprised of local residents, business owners and service providers. In addition, the “Weaving Policy, People, and Place Together” initiative funded by the Vancouver Foundation and the Real Estate Foundation sponsored several events in partnership with the Mount Pleasant Neighbourhood House that contributed input to various aspects of the implementation work.

The four key components of the Implementation Package are:

- A Broadway East Revitalization Strategy to assist with business development and physical enhancement strategies, including an Urban Design Framework that provides clarity on built form, use, character, and open space considerations.
- An Urban Design Framework for Lower Main (from 2<sup>nd</sup> to 7<sup>th</sup> Avenue) to answer outstanding questions regarding allowable building heights and forms to guide future rezoning applications.
- A Public Realm Plan for all of the shopping areas in the neighbourhood, to help direct public and private investment in the streetscape and public open spaces.
- A Public Benefits Strategy that evaluates current and anticipated future needs and sets out a framework to guide decisions on capital investments in public amenities and infrastructure.

**Figure 1 - Mount Pleasant Community Plan Area**



## ***Strategic Analysis***

This section of the report provides an overview of the four components of the Mount Pleasant Community Plan implementation work.

### **Broadway East Revitalization Strategy**

The Mount Pleasant Community Plan identified Broadway East (between Prince Edward and Prince Albert Streets) as the shopping area that required the most attention to address its lack of retail vitality and local services, as well as some social issues. The Plan envisioned retaining existing density and height limits up to four storeys on the south side of Broadway, and recommended up to six storeys for mixed-use developments on the north side of Broadway, with a provision to investigate additional height above six storeys on two blocks (between Prince Edward and Guelph, and Fraser and Prince Albert) during Plan implementation. (Note: The existing C-2C zoning on Broadway East allows a maximum of 4 storeys and maximum building height of 13.8 m or 45 feet.)

One of the key components of the Revitalization Strategy is the Broadway East Urban Design Framework, which builds upon Plan directions but provides more detailed guidance on building form, use, character, and open space considerations. The Kingsgate Mall site, identified as one of three large sites in the Plan, was also included in the Framework to provide further clarity on the future development of this key site.

The Urban Design Framework recommends a mix of uses with active uses (retail, commercial, etc.) at grade, preserving the current pattern of small building frontages, integrating existing character buildings in new development, and improving the public realm. The Framework recommends up to eight storeys (two additional storeys) on the north side of Broadway between Prince Edward and Guelph, and Fraser and Prince Albert. Given that Broadway is a regionally important transportation corridor, and is the City's top rapid transit priority in the Transportation 2040 Plan with a proposed station at Main and Broadway, staff believe that this additional height is appropriate, noting that any new development will be subject to more detailed design review at the rezoning stage. In addition, the potential to expand the public realm in Broadway East to accommodate better pedestrian and cycling facilities was identified in the event of rapid transit on Broadway.

On the Kingsgate Mall site, a series of appropriately scaled buildings is envisioned to create a transition from Mount Pleasant's "Uptown" precinct to the more local, lower scale context to the south and east, with a maximum height of the tallest building of 54.9 m or 180 feet. This site is also expected to contribute to the public realm through new mini-parks or plazas.

To address retail vitality and physical improvements, staff conducted a business survey, and worked with merchants, property owners and the Mount Pleasant Neighbourhood House (including the "Weaving Policy, People and Place Together" initiative) to initiate actions for immediate improvement to the physical environment. Some of these actions include a neighbourhood clean-up, coordinated graffiti removal, and three new murals completed by the community. Additionally, staff have facilitated connections among area business owners to consider collective actions to improve the business environment and as a potential foundation for enhanced business organization.

## Lower Main Urban Design Framework

The Lower Main Urban Design Framework builds on the vision established in the Plan for Main Street from 2<sup>nd</sup> to 7<sup>th</sup> Avenue to evolve from an existing light industrial/commercial district to an “urban community” by introducing residential uses, along with a mix of office, retail, cultural, and light industrial uses, and an enhanced public realm featuring wider sidewalks, mini-plazas and creative use of lanes. An important principle in the Plan was to conceive of Mount Pleasant as a distinctive “hilltown” area. The Plan recommended buildings up to six storeys between 3<sup>rd</sup> and 6<sup>th</sup> Avenues, and proposed a review of potential additional height at 2<sup>nd</sup> Avenue and 7<sup>th</sup> Avenue during Plan implementation, noting community concerns about this potential additional height. (Note: The existing IC-2 zoning on Lower Main allows a maximum building height of 18.3 m or 60 feet.)

Staff consulted with the community in developing the Urban Design Framework, which provides all the essential built form directions and guidance on streetscape improvements necessary to guide future rezonings. The preparation of the Framework involved a comprehensive review of existing development, urban form, views, and area character as a basis for addressing the outstanding questions in the Plan, most notably appropriate building heights at the intersections of Main and 2<sup>nd</sup> Avenue, and Main and 7<sup>th</sup> Avenue. The Framework acknowledges adjacencies to the high employment Mount Pleasant Industrial Area to the west, as well as the artist live/work studios to the east, both of which are anticipated to continue influencing the character and identity of Lower Main.

The Framework limits heights to six storeys (approximately 19.8 m or 65') on the three blocks between 3<sup>rd</sup> and 6<sup>th</sup> Avenue (on some sites on the east side building heights will be further limited by the Main Street view cone). Heights up to 11-12 storeys (35.5 m or 116') are proposed on Main Street between 2<sup>nd</sup> and 3<sup>rd</sup> Avenue, and up to nine storeys (approximately 30 m or 98') at the northeast corner of Main and 7<sup>th</sup> Avenue. On the west side of the street between 6<sup>th</sup> and 7<sup>th</sup> Avenue a height of up to 9 storeys is also proposed, with provision for a public open space on this City-owned site.

Some community members feel strongly that additional height beyond six storeys would negatively impact the character of Lower Main (2<sup>nd</sup> to 7<sup>th</sup> Avenue), and should not be allowed. Staff believe that the building heights and forms proposed in the Framework are appropriate to their context, enabling Main Street to act as a “gateway” to Mount Pleasant from the north and reinforcing the “hilltown” character envisioned in the Plan. Staff also note that the area's central location in the city, its important transit-serving role, and its proximity to established local shops and services justify the proposed heights and densities.

Some members of the community feel that no private rezonings should be considered without a City-initiated rezoning program in the Lower Main area (2<sup>nd</sup> to 7<sup>th</sup> Avenue), which was one of the concepts originally anticipated in the Plan. However, the approach of a Framework provides, in an expedited timeframe, the necessary clarity around future development with respect to land use, height, density and built form which the community were looking for, while preserving the opportunity for the City to capture land lift value through CACs, something which will be critical in addressing the needs of the whole community as the Plan is implemented.

**Main Street View Cone:** The issue of the Main Street view cone dimensions was noted in the Plan as requiring further clarification. The Plan shows the Main Street view cone (View 22) as extending to the east side of Main Street only, recognizing that the CityGate buildings and new development in Southeast False Creek would intrude into views on the west side of Main Street. This is consistent with Council's adoption of the Southeast False Creek Official Development Plan (ODP) in 2005, which confirmed that the only views that were not significantly compromised were those on the east side of Main Street. Background work to develop the Lower Main Urban Design Framework confirmed this earlier decision and consequently, the Framework limits heights on the east side of Main Street. (The Framework also recognizes other notable vistas that can be reinforced as new development occurs, including the northwest vista across the City-owned site at Main Street and 7<sup>th</sup> Avenue, westerly city views at cross streets, and the long view south along Main Street from 2<sup>nd</sup> Avenue.)

During the Plan implementation phase, the Main Street view cone issue was raised on several occasions by some members of the community who noted that there has been no formal Council endorsement of the view cone that preserves views only on the east side of the street. Staff agree that Council has never had the opportunity to formally amend View 22 to be consistent with the Southeast False Creek ODP decision. Recommendation B seeks Council confirmation of the Main Street view cone (View 22) focusing on the view east of Main Street, as indicated in Figure 2 below. Appendix B provides a summary of the history of view preservation actions for Main Street, as well as the proposed dimensions for View 22.

**Figure 2: View 22 - Outline of Protected View Area**



## Public Realm Plan

The Mount Pleasant Public Realm Plan provides direction on how the public realm - streets, lanes, parks, plazas, natural areas - should be developed and enhanced over the next 30 years. A landscape architecture consultant working with staff and the community drafted a Plan that reflects the neighbourhood's unique character and history and also advances several citywide goals contained in the Greenest City 2020 Action Plan and Transportation 2040 Plan. The Public Realm Plan contains six strategies to enhance the public realm in Mount Pleasant:

- Parks and Plazas - add and enhance small green spaces throughout the neighbourhood
- Improved Pedestrian Network - extend and increase the comfort of pedestrian routes and spaces
- Improved Cycling Network - expand and upgrade the current bike network
- Public Art and Culture - reinforce Mount Pleasant's history and culture through public art and the continued development of artist production capacity
- Celebrate the Rich History - reflect Mount Pleasant's history throughout the public realm
- A Green Canopy - preserve, enhance and extend street tree coverage

The Public Realm Plan notes that streets are the most extensively used public spaces in the neighbourhood and therefore improved streetscapes will make the largest positive change to the urban experience. The Public Realm Plan provides direction for streetscape designs for the major arterials - Main, Broadway and Kingsway - to enhance the pedestrian space by providing a creative and cost-effective combination of surface treatments, landscaping, and street furniture to establish a distinct character. City-related costs were carefully considered in the design and the ongoing maintenance which will need to be sustained over time.

The strategies contained in the Public Realm Plan will be implemented gradually over time, through the development process as conditions of approval, community initiatives, strategic opportunities and partnerships, and as City capital funding becomes available.

## Public Benefits Strategy

A Public Benefits Strategy ("PBS") provides strategic direction for future investments in a community over the long term. It covers six key areas that support livable, healthy and sustainable communities: community facilities, parks and open spaces, affordable housing, public safety, transportation and utilities. Culture is also an important category - Mount Pleasant has the highest number of artists per capita across the city - and support for culture is embedded in both community facilities and parks and open spaces categories.

Each PBS takes into account the existing network of amenities and infrastructure within the community, as well as district-serving and city-serving amenities located beyond the community boundaries. It aims to optimize the network of amenities and infrastructure that supports service and program delivery at citywide, district and local levels.

There are four key steps in preparing a PBS:

- Assessing local needs within a citywide context, including:
  - Existing amenities and infrastructure to be renewed;

- Current gaps, deficiencies or shortfalls; and
- New demands anticipated from population and job growth;
- Developing a strategy (including outcomes and/or targets) for addressing the identified needs;
- Providing a rough order-of-magnitude cost to fulfill the strategy; and
- Outlining a financial strategy to support the outcome-based strategy.

Mount Pleasant is home to about 26,000 residents today and anticipated to grow to about 33,000 residents by 2041. It currently has many of the amenities and infrastructure available in communities across Vancouver, including a community centre, branch library, neighbourhood house, childcare centres, local parks, social housing, fire hall, and good pedestrian and cycling networks. Residents also have access to nearby amenities such as Trout Lake at John Hendry Park, the False Creek seawall and larger community facilities at Creekside, Hillcrest, and Britannia.

A number of these amenities and infrastructure have been renewed and/or expanded in recent years, including the community centre/library/daycare complex at #1 Kingsway (2009), Mount Pleasant Park (2012), China Creek South Park (2009), the Central Valley Greenway along Great Northern Way (2009). Some nearby amenities are also new or have been renewed, including Creekside Community Centre (2010), Hillcrest Centre (2010/11), Trout Lake Centre (2010/12) and the seawall in Southeast False Creek (2010).

There are also a number of projects underway in or near Mount Pleasant, including a supportive housing project at Broadway and Fraser Street (103 units), a transitional housing project at Kingsway and 12<sup>th</sup> Avenue (100 rooms), the Arts Factory on Industrial Avenue (21,000 sq. ft. of artist studio and production space), and a performing arts facility on West 1<sup>st</sup> Avenue in Southeast False Creek (48,000 sq. ft.).

The PBS for Mount Pleasant builds on priorities identified in the Community Plan (2010) through additional research and consultation with the community and service providers. The key elements of the PBS are to:

- Deliver additional affordable housing with a target of 750 to 850 new units of social and supportive housing over the next 30 years and encourage secured market rental development in apartment areas;
- Provide additional childcare with a target of 145-150 new daycare spaces for children 0-4 years old and 115-120 new out-of-school care spaces for children 5-12 years old over the next 30 years;
- Strengthen cultural hubs in the neighbourhood and address the most pressing gaps in the cultural infrastructure and services, including the allocation of \$4.5 M received as a Community Amenity Contribution toward artist production space. It is anticipated that this allocation will leverage \$2 to \$4 M in partnership contributions;
- Continue to stabilize and sustain investment in public art through development and strategic partnerships with community partners in or near the Mount Pleasant neighborhood;



- Improve walking and cycling routes in the neighbourhood, guided by the City's Transportation 2040 Plan; and
- Improve parks and public open spaces through the renewal of existing parks (Guelph and Jonathan Rogers Parks are identified as high priority) and provision of additional small-scale public open spaces along Main Street and Broadway.

Achieving the above targets, especially for housing, childcare, cultural and open space will require strategic and innovative partnerships and coordination with other governments, private developers, non-profit organizations and the community. Some elements in the PBS represent aspirational goals that are opportunistic in nature and require community-based and/or private fundraising to implement.

In September 2013 (RTS#10130), Council reaffirmed that heritage preservation is a citywide amenity that is enjoyed by all citizens, and often leads to cultural, social and economic rejuvenation. As such, Council supported the use of community amenity contributions to reduce the balance of the Heritage Density Bank, and the expansion of eligible areas for receiving heritage density to include all CD-1 rezonings on a citywide basis. To achieve this vision, a modest heritage density absorption target, commensurate with the scale of anticipated development in Mount Pleasant, is incorporated into the PBS to ensure a structured, long-term approach in supporting heritage conservation on both citywide and local levels.

As currently developed, the cost to deliver the PBS over 30 years would be between \$264 and \$288 million. Approximately 15% of the PBS involves the renewal of existing amenities and infrastructure that will be funded mainly from property taxes and utility fees. The remaining 85% of the PBS targets upgrading or new amenities that will primarily be funded over time from Community Amenity Contributions (CACs), Citywide Development Cost Levies (CW-DCLs), direct contributions from developers, strategic and innovative partnerships, and other City capital funding. It is anticipated that approximately \$34 million in CACs and \$37 million in CW-DCLs will be collected in Mount Pleasant over 30 years.

In addition to the above public amenities and infrastructure contemplated in the Mount Pleasant PBS, a number of citywide strategies are currently being considered which will have impacts on the Mount Pleasant neighborhood. A top priority in the Transportation 2040 Plan is to advance the high-capacity UBC Rapid Transit Project in the Broadway Corridor which will have benefits across communities. As well, staff will work with senior governments and community partners on a mid- to long-term strategy to rehabilitate and renew existing non-market housing stock citywide. Once these strategies are in place, the Mount Pleasant PBS will be updated to reflect the anticipated investments, timeline, partnership model and funding strategies accordingly.

The PBS is intended to provide strategic direction as a guide for the City (including City Council, Park Board and Library Board) in making investment decisions on public amenities and infrastructure in Mount Pleasant over the next 30 years, and will be integrated into the City's 10-year Capital Strategic Outlook, 3-year Capital Plan and annual Capital Budget for prioritization and funding consideration on a citywide level. Given this long timeframe, the PBS will be implemented incrementally over time and will require periodic review and refinement to reflect and align with Council priorities and community needs at the time, emerging opportunities, and cost and funding strategy changes over the long-term horizon.

## ***Related Issues***

### **Public Consultation**

The consultation process for the Plan implementation work was designed to provide a range of opportunities for community input, from assisting in the generation of ideas and directions to reviewing and commenting on draft materials.

In Broadway East, the discussion around revitalization was initiated with a business survey and focus groups with businesses and service providers to identify key issues and priority actions. Staff created and delivered newsletters to provide businesses with local information and updates on Plan implementation, building new connections. The City also hosted a street festival on Fraser Street to draw attention to the area.

All of the implementation work components were introduced at a workshop in November 2012 with community members, local businesses, service providers, and property owners where key issues were reviewed and ideas generated. Emerging ideas for the Broadway East and Lower Main Urban Design Frameworks were further developed at a follow-up community workshop. Finally, two sets of public open houses (in April and June 2013) allowed the broader community to review draft policy directions and provide feedback. The second open house also included a laneway crosswalk demonstration project to involve the public in painting a temporary decorative laneway crossing. Participants in the various events held over the course of the implementation phase totalled over 800.

Additional outreach and community involvement included:

- A Mount Pleasant Implementation Committee, which provided advice throughout the implementation process;
- The “Weaving Policy, People, and Place Together” initiative funded by the Vancouver Foundation and the Real Estate Foundation sponsored several events in partnership with the Mount Pleasant Neighbourhood House that contributed input to various aspects of the implementation work.
- Email updates were routinely sent to an informal network of interested community members through a contact list containing over 900 email addresses; and
- Information posted on the City website and updated regularly.

An online and paper survey conducted in June 2013 (with over 100 respondents) showed general support for each of the four components of the draft Implementation Package with approximately two-thirds of survey respondents agreeing that the current and future needs of the community were reflected in the emerging directions. A summary of the June 2013 survey results is found in Section 6 in the Implementation Package.

Specific comments and suggestions from the community included the following:

- For Broadway East, ensure that allowable heights and densities fit with the area’s heritage and character; attract new local-serving businesses to the area; encourage business collaboration; add more green space and mini parks; and enhance pedestrian safety (e.g. add crossings).
- For Lower Main (2<sup>nd</sup> to 7<sup>th</sup> Avenue), ensure that allowable building heights and densities fit with the area’s heritage and character; integrate market and subsidized housing in new development; add more open spaces, plazas and green space; and improve local transit amenities like bus bulges and bus lanes.

- For the public realm:
  - Create a unique public realm that reflects Mount Pleasant's character
  - Increase open space opportunities through creative design; encourage active laneways; build off-leash dog parks
  - Celebrate the history and enhance the landscape (e.g. plant indigenous species, more community gardens, expand St. George Rainway)
  - Make improvements to encourage and facilitate walking (e.g. wider sidewalks, room for patios, benches), cycling (more bike racks, more cycling routes) and transit use (bus bulges).
- Regarding public benefits, include more affordable housing; enhance the public realm; make improvements to make walking and cycling safer and more comfortable for all; continue to recognize the area as a cultural hub.

Staff believe that the various elements of the Implementation Package successfully address these comments and suggestions.

### **Mount Pleasant Implementation Committee**

The Plan contained a direction to explore mechanisms for improving civic engagement and decision-making while building community capacity to solve problems. In addition to the engagement efforts summarized above, a Mount Pleasant Implementation Committee (MPIC) was formed as a pilot to assist with implementation work and test the idea of a representative community committee. The Terms of Reference for the MPIC set out some key principles, including:

- The role of the MPIC is an advisory one.
- The make-up of the MPIC should be diverse and reflective of Mount Pleasant's overall population (property owners, renters, business people, youth, seniors, family households, etc.).
- The MPIC would be one of several public engagement mechanisms employed in implementing the Plan.

Over the past 18 months, the MPIC met with City staff over 18 times to review and discuss progress on Plan implementation, hear proposals for rezonings from design teams and provide feedback. Meeting notes and presented material were made available online. The MPIC met occasionally without City staff, and prepared material for discussion and consideration.

### **MPIC Comments on Implementation Package**

The MPIC received a draft of the Implementation Package for review, and a set of comments was submitted by some members of the Committee (Appendix C). Staff have responded to these issues as far as possible, both through the planning process and in the Implementation Package. The key outstanding issues of concern from these MPIC members are as follows:

- The preference for a City-initiated rezoning program for Lower Main (2<sup>nd</sup> to 7<sup>th</sup>);
- Concern around the additional building heights proposed, mostly on Main Street at 2<sup>nd</sup> and 7<sup>th</sup> Avenues, and to a lesser extent on East Broadway;
- Dimensions of the Main Street view cone;
- Concern about housing affordability, especially retaining existing and providing new affordable rental housing.

### Observations

The MPIC forum enabled community members - some of whom were involved during Plan development - to continue to offer advice on Plan implementation. It also provided additional opportunities for City staff and project applicants to receive early advice on rezoning proposals. Staff wish to acknowledge and thank MPIC members for their significant volunteer time dedicated to the process.

While the MPIC allowed for more involvement by some community members, certain aspects of the MPIC role and function presented some challenges:

#### *Forming and maintaining a representative membership*

The MPIC used an open membership process, which meant all new applications for membership, beyond the original complement of members, were accepted on an ongoing basis. Although new members helped contribute to broader perspectives and enhanced the scope of representation on the committee, their involvement was generally not sustained due to personal commitments and/or conflict within the group. In addition, with the open membership model, there was a constant learning curve for new members, which limited the capacity of the group. Ultimately, the MPIC diminished in numbers down to a relatively small group (approximately 10) that could not be considered to be broadly representative of the community.

#### *Roles and process*

An inherent challenge within the MPIC model was a strong desire by some members for greater influence and decision-making authority. MPIC members were also divided on the need for consensus in providing input versus including diverse comments representing individuals at the table. These conflicts resulted in divisive discussions amongst the committee members that impacted the overall effectiveness of the group.

### Moving Forward

Based on the MPIC pilot experience, staff recommend the following directions:

- If some Mount Pleasant community members wish to continue with an MPIC group, they are welcome to continue as a self-coordinated group and be recognized by City staff as an important stakeholder within the Mount Pleasant community.
- That the much broader group of participants involved in developing the Mount Pleasant Implementation Package become part of a comprehensive Mount Pleasant implementation network. This network will be comprised of the contact list compiled through both the planning and implementation work, open to new members, and will be the first point of contact for any staff or applicant teams wanting to receive input from the Mount Pleasant community.
- That lessons from the broad experience with the development of the Implementation Package be shared within the framework of the Engaged City Task Force to help inform the work underway to enhance upon the many ways the City connects with Vancouver residents.

***Implications/Related Issues/Risk (if applicable)******Financial***

The PBS for Mount Pleasant comprises of projects that renew existing amenities and infrastructure as well as projects that address current gaps or demands anticipated from population and job growth. As currently developed, the cost to deliver the PBS is estimated to be in the range of \$264 to \$288 million over the next 30 years, as noted in Table 1 below:

**Table 1: Mount Pleasant PBS - Cost Estimates & Proposed Funding Strategy**

Category	Renewal of existing amenities & infrastructure	New/ upgraded amenities & infrastructure	TOTAL	City contribution (property taxes & utility fees)	Developer contribution (incl. CAC/DCL)	Partnership contribution
Childcare	TBD	\$16-20 M	\$16-20 M	\$3.5-4 M	\$9-12 M	\$3.5-4 M
Cultural facilities	TBD	\$6.5-8.5 M	\$6.5-8.5 M	Nil	\$4.5 M	\$2-4 M
Social facilities	TBD	\$3-7 M	\$3-7 M	\$1-2.5 M	\$1-2.5 M	\$1-2.5 M
COMMUNITY FACILITIES	TBD	\$26-36 M	\$26-36 M	\$4.5-6.5 M	\$14.5-19 M	\$6.5-10.5 M
PARKS & OPEN SPACES	\$2.5 M	\$4.5-6 M	\$7-8.5 M	\$2.5 M	\$4.5-6 M	Nil
HOUSING	TBD	\$185 M	\$185 M	\$2 M	\$63 M	\$120 M
PUBLIC SAFETY	Nil	Nil	nil	Nil	nil	Nil
TRANSPORTATION	\$16-20 M	\$12-18 M	\$28-38 M	\$15-20 M	\$8-12 M	\$5-6 M
UTILITIES	\$16 M	\$2 M	\$18 M	\$16 M	\$2 M	nil
HERITAGE	\$1-3 M	Nil	\$1-3 M	Nil	\$1-3 M	Nil
TOTAL	\$35-42 M	\$229-246 M	\$264-288 M	\$40-47 M	\$93-105 M	\$131-137M
Percentage of total	~15%	~85%	100%	~15%	~35%	~50%

(Note: Totals may differ due to rounding.)

Renewal of existing amenities and infrastructure are typically funded from property taxes and utility fees (“City contribution”).

Provision of new or upgraded amenities and infrastructure are typically funded from a combination of Community Amenity Contributions (CACs), Development Cost Levies (DCLs) and direct contributions from developers toward infrastructure upgrades (“Developer contribution”), augmented by financial and/or in-kind contributions from other governments and non-profit partners (“Partnership contribution”). It is estimated that development in Mount Pleasant will generate about \$34 million in CACs (either in-kind or as cash contributions) and about \$37 million in City-wide DCLs.

***Renewal of existing community facilities:*** A review of the condition of all City-owned facilities is underway, with detailed information becoming available in 2014 and 2015 which will be incorporated into the Mount Pleasant PBS as appropriate.

***Renewal of existing housing:*** The City will work with senior governments and community partners on a mid- to long-term strategy to rehabilitate and renew existing non-market housing stock citywide. Once the strategy is in place, the Mount Pleasant PBS will be updated to reflect the anticipated investments, timeline, partnership model and funding strategies accordingly.

***Renewal of public safety facilities:*** The fire hall in Mount Pleasant, located at 12<sup>th</sup> Avenue and Quebec Street, was rebuilt in 2000. No major renewal is anticipated over the horizon of the Mount Pleasant PBS.

***Heritage conservation:*** A modest heritage density absorption target, commensurate with the scale of anticipated development in Mount Pleasant, is included to ensure a structured, long-term approach in supporting heritage conservation on both citywide and local levels.

***New transportation infrastructure:*** As the scope, timing, partnership model and financial strategy of the UBC Rapid Transit Project is uncertain at this time, the project costs and funding sources have not been factored in the above table. As the project plan and funding strategy is developed over the next couple of years, the Mount Pleasant PBS will be reviewed and updated as appropriate.

The Mount Pleasant PBS will be integrated into the City's 10-year Capital Strategic Outlook, 3-year Capital Plan and annual Capital Budget for prioritization and funding consideration on a citywide level. A PBS is a long-term plan which will be implemented incrementally over time and will require periodic review and refinement to reflect and align with Council priorities and community needs at the time, emerging opportunities, and cost and funding strategy changes over the long-term horizon.

Certain areas like housing, childcare, social and recreational programs that build on innovative partnerships with senior levels of government, charities, and non-profit organizations will require strategic alignment and coordination with partner entities. Some elements in the PBS represent aspirational goals that are opportunistic in nature and require community-based and/or private fundraising to implement.

Capital investments, especially for new/upgraded amenities and infrastructure, often result in ongoing financial implications associated with programming and facility operation, maintenance and rehabilitation. The budget impact will likely be added incrementally over the 30-year period as projects get completed and will be considered as part of the long-term financial plan.

***Environmental***

The four components of the Implementation Package respond directly to the objectives set out in the Greenest City 2020 Action Plan and Transportation 2040 Plan by including a number of policy directions to:

- Make walking, cycling, and public transit preferred transportation options;
- Increase access to nature;
- Encourage clean water and clean air; and
- Increase and enhance public spaces.

***CONCLUSION***

This report seeks Council approval of the Mount Pleasant Community Plan Implementation Package, including a Broadway East Revitalization Strategy, Lower Main Urban Design Framework, Public Realm Plan, and Public Benefits Strategy. Together with the Plan itself, as well as ongoing City programs and policies, the package is intended to help address issues and guide positive change in Mount Pleasant over the next 30 years.

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APPENDIX A: will be available on the City's website.

**MOUNT PLEASANT COMMUNITY PLAN**

**Implementation Package**



## APPENDIX B: Main Street View Cone (View 22)

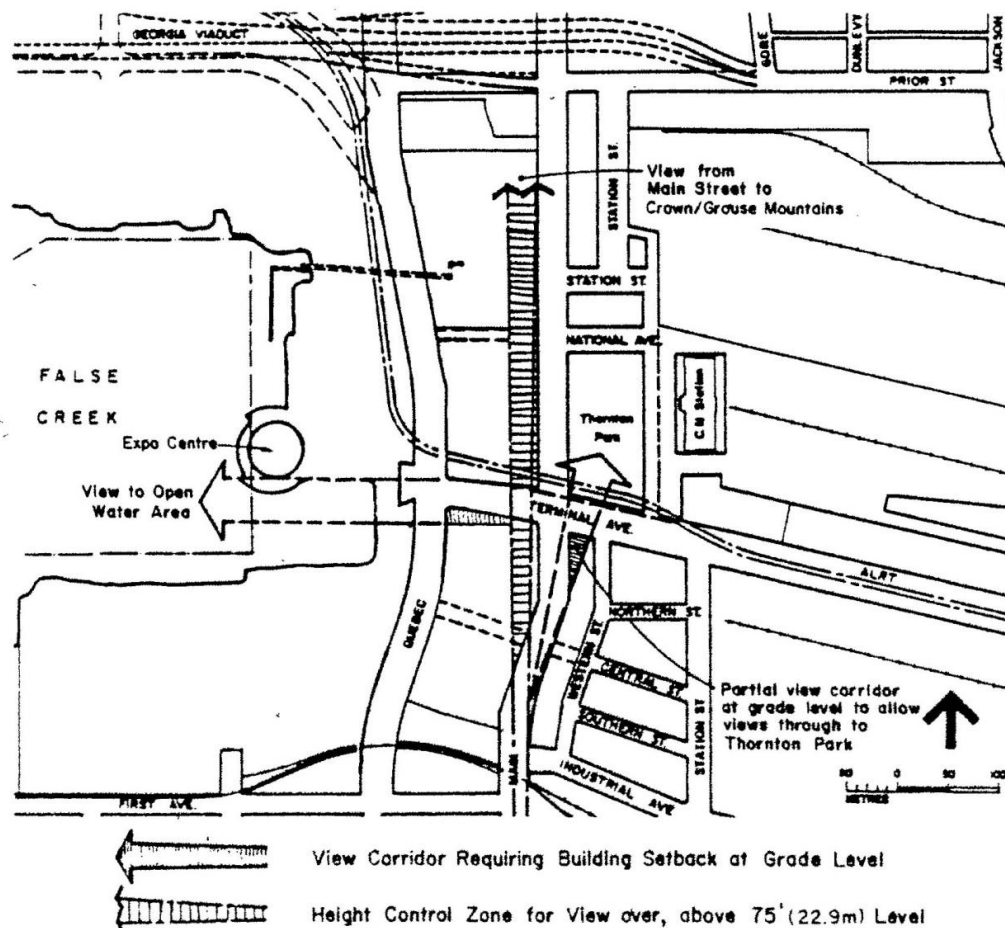
### History

The first intent to preserve important views down Main Street was noted in 1986 as part of the adoption of the East False Creek FC-1 Guidelines as a linear view “corridor” - not a view “cone” - down the street:

- East False Creek FC-1 Guidelines:** *“Important view corridors down extensions of Main, Terminal, and Quebec Streets should be preserved through appropriate development setbacks and building height restrictions, as illustrated in Figure 3.”* As a public view, the intent was to “maintain the continuity of the North Shore mountain skyline as viewed from points higher than the 5<sup>th</sup> Avenue elevations on Main Street to the south and the Mt. Pleasant residential area to the southeast.” (Section 2.4 Views, pp. 4-5) (February 18, 1986)

The arrows in Figure 3 below indicate where setbacks and height limitations were recommended to preserve the important view down Main Street.

Figure 3 from the East False Creek FC-1 Guidelines



A subsequent Vancouver View Study (July 1989) provided advice to consider a wide view “cone” for the east and west sides of Main Street to protect views from further south on Main. However, the Study did not take into consideration pending approval of the CityGate development (October 1989), which would protrude into this proposed view, nor did it consider existing zoning entitlements that conflict with the recommended height restrictions. These limitations, and the more general purpose of the View Study as information to facilitate future policy decisions, were acknowledged in the Study and a subsequent rezoning report to Council on CityGate:

- **Vancouver View Study, Report #3:** *“No part of the Physical View Cone Analysis is meant to be final or definitive. Although the Plans, Sections and View Cones have specific edges and heights and the view points have specific subjects and angles, they have been prepared as “examples” that best reflect data collected to date, and are to be used to facilitate policy decisions to be made next by City Council.”* (p. 1) (July 1989)
- **Full Report: Rezoning of a Portion of East False Creek – 101 Terminal Avenue (Station Site) and 1051 Main Street (LaFarge Site):** *“This [Main Street] view corridor is not reflected in a draft proposal of the City’s view consultants in which a wider view cone is proposed which takes in the western portion of the site. **The consultant’s cone, with a maximum building height of 40 metres (131 ft.), does not recognize the approved 30-storey tower on Station site or the development potential of the existing FC-1 zoning. It is proposed that this view cone** [proposed by the view study consultant] **be reconsidered during any preparations for implementation of the consultant’s study to more closely conform to the** [Main Street view] **corridor identified in the FC-1 Guidelines and reflect approved development.”** [Bold emphasis added] (pp. 6- 7) (September 8, 1989)*

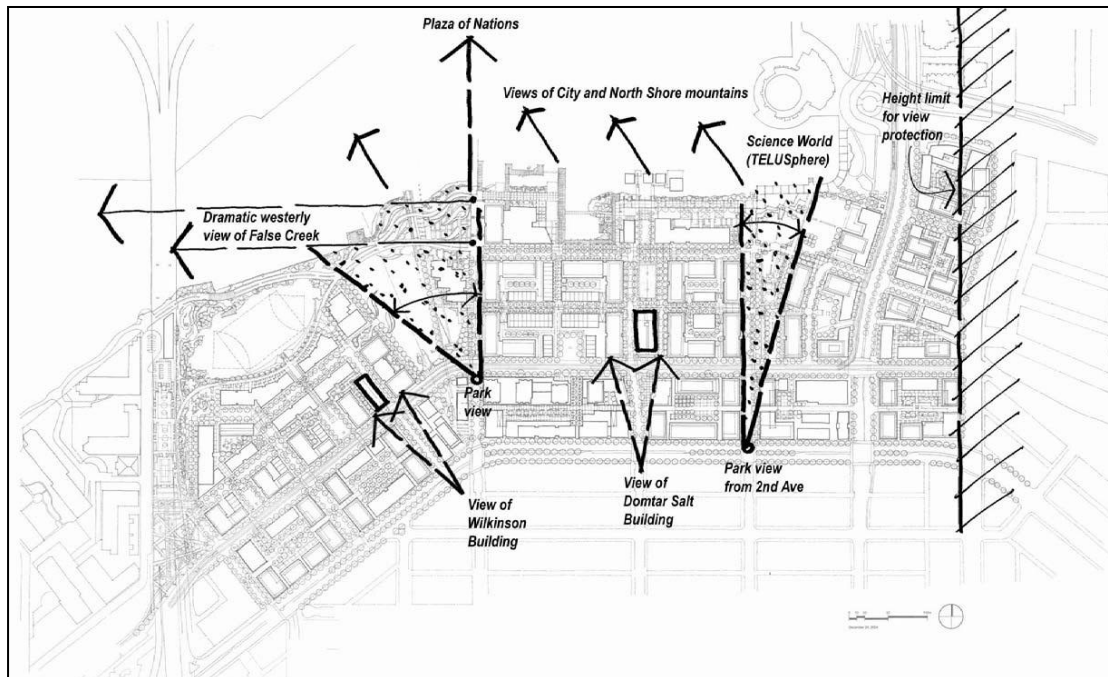
The Vancouver View Study was brought forward to Council along with recommendations for an Interim Views Policy in October 1989. The primary recommendation for “Views down Main Street to the Mountains”, or View 22, was that further analysis needed to be done from view points on Main Street. It was recognized that the location for this view (Main and 6<sup>th</sup> Avenue) was selected to analyse the impact of redevelopment proposals at the East End of False Creek, not redevelopment on Main Street itself, south of 2<sup>nd</sup> Avenue. At the same time, the City Manager also recommended that Council adopt the study cone and alter it in follow-up work. Both of these recommendations were approved by Council on December 12, 1989.

- **Full Report: Vancouver Views Study – Implementation:** *“The location for this view was selected to analyse the impact of redevelopment proposals at the East End of the Creek. Further analysis needs to be done from view points on Main Street to establish the appropriate height controls.”* (Appendix B, p. 2, Section 8.6.8) (October 27, 1989)
- **Summary Report: Vancouver Views Study – Implementation:** *“To be on the safe side with regard to possible development proposals in the east False Creek area and adjacent industrial areas, Council should adopt the study cone as immediate policy and alter it as necessary in follow-up work.”* (p. 3) (October 27, 1989)

Council subsequently decided against funding further work on the view cones, including work to resolve View 22 (July 26, 1990). After the approval of CityGate, there was very little development interest in the area, and thus no pressing need to resolve the view cone issue.

When planning work in Southeast False Creek (SEFC) began, the City recognized the need to confirm the location of View 22. The SEFC Official Development Plan (ODP) confirmed the view corridor in the East False Creek FC-1 Guidelines (Figure 11 below, annotation for “Height limit for view protection”), which protects views on the east side of Main Street (see also Figure 3 above). It also reflects the fact that the completed CityGate project blocks the view originally proposed by the Vancouver View Study along the west side of Main Street.

**Figure 11 from the Southeast False Creek Official Development Plan**  
(Approved July 19, 2005)



The Mount Pleasant Community Plan (November 18, 2010) and the Lower Main Urban Design Framework in the Mount Pleasant Community Plan Implementation Package (October 2013) are consistent with the longstanding intent to preserve views down Main Street by maintaining the view on the east side of Main Street.

### Dimensions of Main Street View Cone (View 22)

Maximum building height is determined by the Official Development Plan (ODP), Zoning District Schedule, and City adopted View Cones - whichever is more restrictive.

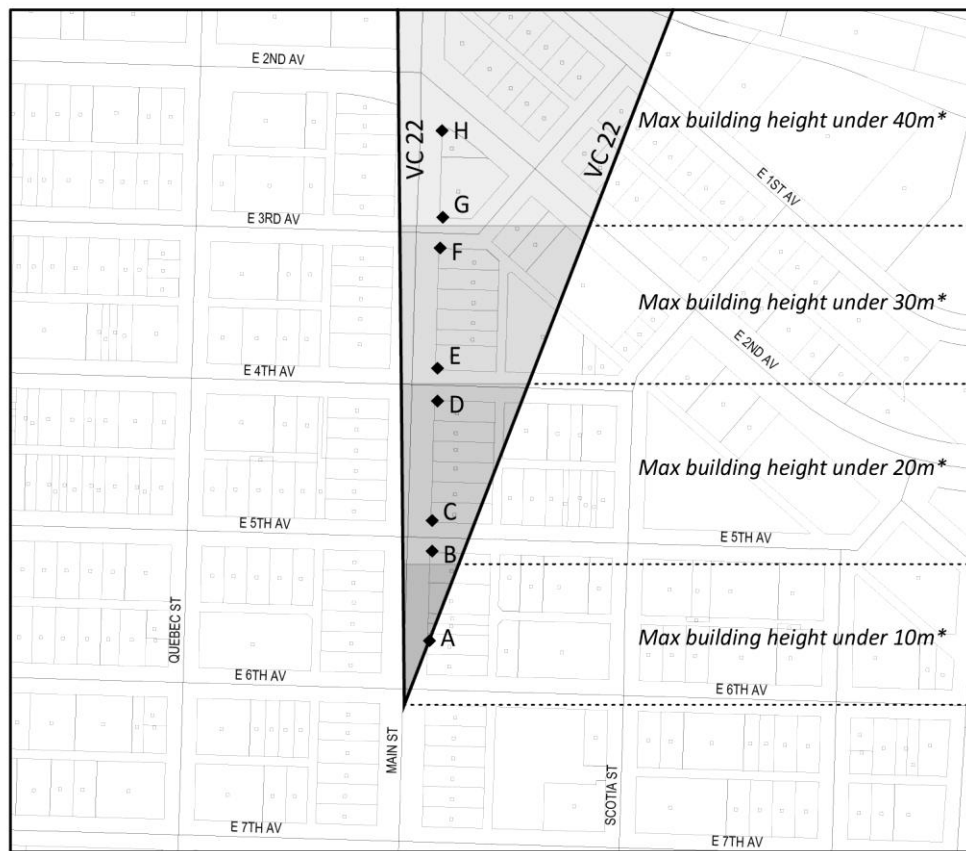
The following View Cone information indicates the maximum possible Geodetic Elevation above Mean Sea Level for various locations along Main Street per View 22. The height of development is determined by subtracting the Building Grade from the Maximum Geodetic Elevation and confirming that height is allowed in the ODP or Zoning District Schedule. All parts of the development must be anticipated and planned for; stairs, screen walls, mechanical rooms, elevator overruns, etc. must be located below this height, and will not be treated as exceptions to the view cone.

The provision of a maximum height does not imply support or approval that all buildings should go to the maximum height, or fill the building envelope fully to the maximum. As part of the complete development review process, building design must also respond to other policies and guidelines, which may require further shaping, stepping, reductions and/or refinement of the building tops.

**View 22: Photo showing outline of protected view area, taken from Main Street at East 6<sup>th</sup> Avenue looking north**



View 22: Map and table describing implications for building heights



Map Location	Approximate Building Grade	Maximum Geodetic Elevation per View 22	Maximum Building Height per View 22*
A	28m	33.54m	5.54m (18.2')
B	24.5m	35.37	10.87m (35.7')
C	23.5m	35.94m	12.44m (40.8')
D	19m	38.34m	19.34m (63.5')
E	17.5m	38.93m	21.43m (70.3')
F	12.5m	41.30m	28.80m (94.5')
G	11.5m	41.88m	30.38m (99.7')
H	8m	43.56m	35.56m (116.7')

*\*These figures relate only to maximums imposed by the View Cone. Maximum building height and required setbacks are determined by the ODP, Zoning District Schedule, or City-adopted View Cones, whichever is more restrictive. Building design must also respond to other policies and guidelines, which may require further shaping, stepping, reductions and/or refinement of the building tops.*

## **APPENDIX C: Comments from the Mount Pleasant Implementation Committee**

Comments were submitted by the following MPIC members:

Stephen Bohus  
Brendan Caron  
Grace Mackenzie  
Leona Rothney  
Michelle Sturino  
Robert Sutherland  
Lewis Villegas

## Mount Pleasant Implementation Committee Recommendations



## The Mount Pleasant Community Plan Implementation

**4 october 2013**

A succinct, consolidated set of comments, which staff will include as an appendix to the report to Council. A Majority Report from the Mount Pleasant Implementation Committee (MPiC) Charrette Workshop.

# MPiC Recommendations to Staff and Council on MPCP Implementation

4 october 2013

*A succinct, consolidated set of comments, which staff will include as an appendix to the report to Council. A Majority Report from the Mount Pleasant Implementation Committee (MPiC) Charrette Workshop.*

## I. Process

### Public Vetting

- Before this implementation can be approved by Council it should be vetted in a community wide Survey complete with a menu of options written by MPiC.
- Survey the implementation of density, type and location of new construction; revitalization of the public realm; transit implementation and financing strategies.

### Spot rezoning

- Stop rezoning until such time as the Survey is completed and included in the implementation plan.

## II. Neighbourhood Footprint

### Implementation footprint

- Extend the implementation footprint to include all lots in Mount Pleasant (see note A1).
- Re-zone lots fronting arterials for intensification with row house or apartments (see note A2).
- Re-zone end-grain lots in SFR districts for intensification in-keeping with the local character & tradition.

### The Hill Town Principle

- Hill towns use buildings of similar height and massing, evenly spaced along the hillside. As a result each building achieves a view by virtue of being approximately the same size as its neighbour, but situated at a different elevation (see note B & C).

### Notes

[A1] **3.1 Housing and Population Mix** ... a mix of land uses across the neighbourhood. (MPCP, p 8).

[A2] **Mount Pleasant arterials** are all streets with high levels of traffic (i.e. 15,000 v.p.d. or more) such as: Kingsway, 12<sup>th</sup> Avenue, 16<sup>th</sup> Avenue, Broadway, 2nd-Great Northern Way, Cambie, Main, Fraser and Clark.

[B] **3.0 Mount Pleasant Community Plan Overarching Principles:** The Mount Pleasant Community Plan establishes a number of overarching principles which set out the overall goals of the community plan. These principles are intended to inform all future planning and development programs, projects, and other initiatives in Mount Pleasant (MPCP, p 8).

[C] **3.2 Economic Development and Revitalization:** In treating Mount Pleasant as a 'hilltown' that uniquely straddles the west and east sides of the city of Vancouver, and as a neighbourhood with a single heart (the 'triangle block' formed at the intersection of Broadway, Main, and Kingsway)... (MPCP, p 8).



- The hill town achieves an overall 'contour' effect as uniform build out follows the topography of the terrain (see note D).

### Designate New Districts

- Designate special districts identifying unique character areas. Require appropriate responses from new construction in designated districts (see note E & F).

### New Historic District: Main St., 7th to 11th Avenue

- Recognize the presence of the oldest buildings in the city outside the downtown by designating a Historic District on Main from 7<sup>th</sup> to 11<sup>th</sup> Ave. (notes F & G).

## III. Urban Rooms

### Fraser square

- There is no support in the community for Fraser Square. Delete from the plan.

### Unit-Block Kingsway Square

- Make the unit-block Kingsway a People Place anchoring the Historic District and marking the all important "heart (the 'triangle block'...)" in the "hilltown" (see note C, F, H & I).

## IV. Streets

### Plant street trees on arterials

- Plant two rows of street trees along the centre of all arterials. Separate rows by 27-feet; and space trees at 20 to 30-feet on centre (see note J & A2).

## V. Built Form & Density

### Additional Height and/or Density

- Delete all cases where height and/or density exceeds the direction MPCP (list provided in the appendix to this submission).
- For additional density and/or height beyond that permitted under the current zoning—on Broadway, Main and sites i, ii & iii— new height must achieve the 1 : 3 streetwall ratio (see note K).
- Allow up to 6 storeys (but not more) when the width of the fronting street or open space equals three times the proposed height of the new construction in:

### Notes

[D] **3.3 Built Form and Character: Hilltown identity**... Recognize that its slopes are natural form-makers on which a low profile for residential and commercial properties helps keep the sense of hill intact... with modest height as the norm. (MPCP, p 9).

[E] **3.2 Economic Development and Revitalization:** Four distinctive quarters, each with opportunities for revitalization and new development... recognize four distinct shopping areas in Mount Pleasant (MPCP, p 8).

[F] **5.1 Uptown Shopping Area—Overall Concept Plan:** Create a 'Cultural District' north of Broadway by preserving and enhancing the heritage 'heart' (triangle north of Broadway between Main Street and Kingsway) and the surrounding area at current scale... (MPCP p 24).

[G] **5.1 Uptown Shopping Area: Overall Concept Plan:** Retain the existing scale and character of Main Street (7th to 11th Avenue). (MPCP p 23).

[H] **3.5 Parks and Public Realm—Distributed green space:** Address the constraints on larger park development and the strong desire of this community for more green space ... Public realm: Increase and promote public realm assets and appreciation of them – especially green space and opportunities for farmer's markets and other outdoor events/ celebrations – by preserving and adapting City owned lands to those purposes (MPCP, p 8).

[I] The creation of a **People Place on the unit-block Kingsway** might proceed in stages: establishing pedestrian priority by widening sidewalks and reducing travel lanes; having temporary closures before closing the street to all traffic; and finally erecting a public market building on part of the R.O.W. (MPiC Majority Report, 2013 MTP Charrette Plan, p 6).

[J] The MPCP is silent on the matter of **street tree planting**, benefits of shading the public realm, lowering the ambient temperatures in urban environments, or the positive health effects of greenery in the streets. References are made to trees as part of animating lanes (MPCP p 11); pruning to minimize blockage of street lighting (MPCP p 19); and as part of historic assets (MPCP p 21).

[K] **5.0 Shopping Sub-Area Plans and Policies**... any additional height and density would be contingent on further urban design analysis, including shadowing, view impacts, and the 'look and feel' of the area (MPCP p 23).

[L] South Main (12th to 16th Ave.

[M] Rize Alliance—Kingsway & Bway

[N] Kingsgate Mall

[O] IGA—Main & 15<sup>th</sup>

[P] Main 2nd to 7th Avenue

[Q] Broadway West

[R] Broadway East

- **Main 2nd to 7th Avenue** to remain zoning IC2 until a proper planning process is completed (see note R1 & R2).
- Alternatively, we recommend interim rezoning to C8 until MPCP 6.1 requirements are met (i.e. industrial zoning designated general urban in Regional Growth Strategy).
- Re-zone the **Station Area** as a special site: Transit Oriented Development (TOD).

#### **Retain all historic buildings.**

- Encourage conversion of historic fabric to co-op work space & housing (see note S).

#### **Building and Housing type**

- Designate housing type and tenure (see note T & U).

#### **Setback New Buildings on Arterials**

- Set back new buildings fronting arterials by 10 feet (3.33 m) to allow solar penetration to the ground plane at noon on the Winter Solstice and wider sidewalks (see note A2; Principle 4: Implementation Plan, p 15).

#### **Shadow calculation on public realm & neighbouring properties**

- Calculate the solar angle at the Winter Solstice—angle of 18°—not the Equinox.
- Allow sunlight to penetrate to the ground plane at the front and the rear of all new building sites at noon on the Winter Solstice (see note K).

#### **Streetwall Ratio**

- On all arterials, maintain a streetwall height to street width ratio of 1 : 3 —“The Streetwall Ratio” equal to the Winter Solstice sun angle of 18° (see note K & A2).
- The 1 : 3 streetwall ratio retains: sun access to the public realm all year long; views to the sky; the hill town village scale; and the Sense of Place —i.e. the principle of human scale applied to the public realm (see note K).

#### **Notes**

[L] **5.1 Uptown Shopping Area: Overall Concept Plan...** Allow additional density and height for mixed-use buildings of up to 6 storeys to increase housing opportunities along **South Main—12th to 16th Avenues** (MPCP, p 23).

[M] Large Sites: **5.1 (i) Rize Alliance Development site...** Support the design of an ‘iconic’ (landmark) building when granting permission for higher buildings [But not extra density] (MPCP, p 25).

[N] Large Sites: **5.1 (ii) Kingsgate Mall...** Pursue additional density and height beyond that permitted under the current C-3A zoning (MPCP, p 25).

[O] Large Sites: **5.1 (iii) IGA Site...** Pursue additional density and height beyond that permitted under the current C-2C zoning (MPCP, p 26).

[P] **5.0 Shopping Sub-Area Plans and Policies— 5.2 Main 2nd to 7th Avenue:** ... establish a framework for more detailed planning (including rezoning) which will occur during plan implementation (MPCP, p 23). — **6.1 Avenues to Plan Implementation...** An example where a new planning program will be needed is the rezoning of Main 2nd to 7th Avenue (MPCP, p 30).

[Q] **5.3 Broadway West:** Overall Concept Plan... Retain existing density and height limits on the south side of Broadway (i.e., new buildings usually achieve heights of 6 storeys)... Pursue additional density and height beyond that permitted under the current C-3A zoning for mixed-use developments on the north side of Broadway... Allow some mid-rise buildings (e.g. 8 storeys), providing there is no overshadowing of Jonathan Rogers Park, and allow lot consolidation across the lane in blocks with short lots (i.e., north side of Broadway between Yukon and Quebec Streets). (MPCP, pp 27 - 28).

[R] **5.4 Broadway East** ...Allow up to 6 storeys for mixed-use developments along the north side of Broadway between Prince Edward and Prince Albert Streets; investigate permitting [this] additional height during plan implementation (see Section 6.1 c.) (MPCP p 29. Note: No ‘Section 6.1c’ exists in the MPCP).

[S] **3.8 Heritage: Preserve heritage...** Recognize and preserve all heritage buildings (MPCP, p 11).

## VI. Social Housing & Transit

### Social Housing Demonstration Site

- Build a social housing demonstration project on City-owned lots 2221 Main Street (west side between 6th & 7th Avenues). Use human-scale architecture to shape urban rooms (see note V).
- Massing on this site should "frame" the view of the mountains as seen at the intersection of 7th, Main and Kingsway.

### Social Housing Strategy

- The Implementation's 30 year target for social housing units in Mount Pleasant meets just 25% of the need. State how the remaining 75% is to be achieved—i.e. by partnering with other levels of government and housing providers (see note V).

### Transit

- Implement Bus Rapid Transit—BRT trolley—on all arterials (see note A2).

## VII. Financing

### Tax Increment Financing (TIF) Strategy

- Put in place a Tax Increment Financing Strategy (TIF) to pay for amenities, enhancements to the public realm, people places, squares and street revitalization.
- Replace Community Amenities Contribution policy with the TIF.

### Notes

#### [T] 3.1 Housing and Population Mix

... Serve a highly diverse population mix with a mix of unit sizes and housing types, a mix of land uses across the neighbourhood and a mix of uses within many individual buildings, a mix of architectural styles, a mix of tenure arrangements (fee-simple, strata, co-op, co-housing, rental, subsidized housing, possibly land trust), and a mix of businesses and community services (MPCP, p 8).

[U] 4.1 Housing [second bullet] Seek opportunities to build a greater range of housing types in Mount Pleasant, from SRO's to row housing, to apartments, to house youth, large and extended families, and seniors (to age in place). (MPCP, p 14).

[V] A total 300 to 400 social units addressing between 20% to 25% of the total need for social housing in the neighbourhood (total of 1,500 to 1,600 social housing units over 30 years) will result from:

- 150 units —2221 Main Street
- 70 - 100 units—Sustainable Large Development Rezoning Policy (large sites)
- 80 - 150—Main 2nd to 7th: 25% of CACs to social housing
- [MPCP Implementation 5 Public Benefits Strategy: 5.3.6 Affordable Housing, p 142]

**Definitions:**

**“Draft”** refers to the 165-page “Mount Pleasant Community Plan Implementation: 95% DRAFT: Sep 20, 2013” document released by City Staff on Friday afternoon, September 20. Page references are to this **Draft** unless otherwise noted.

**“MPCP”** refers to the Mount Pleasant Community Plan, adopted by Council on 18 November 2010.

**“MPIC”** refers to the Mount Pleasant Implementation Committee.

As there was no 100% finished draft staff report available by the Planning Staff response deadline of Friday October 4 and the **Draft** still had 21 blank or incomplete pages, MPIC members don’t have enough information to give Council a completely accurate summary report. Here are several detailed and succinct comments upon first reading, organized in **Draft** document page order:

**Introduction (Draft, p.5)** The **MPCP** is not being implemented as directed by Council. **MPCP** Section 6.1 page 30 states “An example where a new planning program will be needed is the rezoning of Main 2nd to 7th Avenue.” The planning has not been done for Lower Main Street as per Council instruction.

The **MPIC** received the following email from Senior Planner Matt Shillito concerning Planning Staff’s new Lower Main Urban Design direction, which confirms its divergence from the Plan direction:

*“I appreciate that this approach is somewhat different from the City- initiated rezoning anticipated in the Plan, however I don’t believe that it will result in a fundamentally different outcome nor undermine the Plan objectives. It is neither tacit approval of any particular rezoning nor ‘open season for rezoning on a site by site basis, regardless of what the Plan says’.”* (email from Matt Shillito on Oct 8, 2012 Re: Main 2nd to 7th on divergence from the **MPCP**)

So instead of the process stated in the **MPCP**, Planning is suggesting to do spot rezoning for Lower Main 2nd to 7th. Staff appear to have unilaterally decided that they would change the Council-approved plan. This was very clearly one of the pillars of the **MPCP** and Planning Staff failed, since Staff chose not to implement this key portion of the plan. Staff abrogated their responsibility to implement the plan as per section 6.1 (new programs and projects), apparently without Council’s expressed direction.

**Suggestions:**

(1) Either keep Lower Main Street 2nd to 7th under current **IC-2** zoning and only allow rezoning per the Industrial Lands Policy (p. 7 a) *“A rezoning cannot increase the land values of the sites around it; nor can it affect the future or current use of the industrial uses around it”*

(2) Or, use the **C-8 district schedule** to allow for Lower Main Street 2nd to 7th redevelopment. This schedule was developed for mixed commercial residential with adjacent light industrial zoning and appears to be the closest ‘fit’ to the description provided in the **MPCP**. The **C-8** schedule is used along Arbutus from 10th to 12<sup>th</sup> Avenue. This schedule can either be specified in a number of ways (incl. a joint schedule allowing **IC-2** uses to continue) and can be used as an interim stopgap until a proper planning process can be completed for Lower Main Street 2nd to 7th.

**Draft, Section 2.1 page 9 Notes:** The language in the draft is higher and greater density than in the MPCP. For the south side of East Broadway the C-2C zoning the **outright** height & FSR should also be stated.

The community expressed concerns about allowing buildings above 6 storeys on the north side of Broadway at the east and west ends of the shopping area (i.e., between Prince Edward and Guelph, and between Fraser and Prince Albert). There is no clear support from the community for going higher than 6-storeys along East Broadway. MPCP Section 6.2 on page 31 states *“Along with seeking change along this commercial strip, the community also expressed concerns about allowing buildings above 6 storeys on the north side of Broadway...”*

**Draft, p. 13:** Staff never talked about the form of development for any **Kingsgate Mall** proposals. The drawing appears to be very specific, and we’ve encountered similar issues before, such as on the diagram inserted by staff at the bottom right of MPCP page 24.

**Potential Transit Plaza** (MPCP p. 25 diagram) and not ‘Future Transit Station’ text substitution is needed (draft p.13 map & elsewhere). Also change on p. 67 map. Notes on **Fraser Street** and **Broadway Square** (Draft Section 2.4 Urban Design Principles p.15 draft): **This concept was not supported**; as such please remove it from the document. The community doesn’t want this square (MPCP p. 31):

*“Concerns were also expressed about closing off the north leg of Fraser at Broadway for purposes of creating Fraser Square (which would incorporate sitting areas, meeting places, and provide a view of and greater connection to Sahalli Park). Concerns about the former relate to potential impacts on views and overshadowing of adjacent areas, along with changes to the character of the street; concerns about the latter relate to impacts on local traffic, and the prospect of the resulting open space being unsafe and unavailable for local residents (subject to use by drug users and sex trade workers).”*

**Also remove diagram from Page 15 (diagram plaza at Fraser & East Broadway), page 26 (2.5.6 Public Open Space), and page 70 Mini Parks.** Plazas are being proposed for places where they are not supported by the community (also along Lower Main).

Similarly, please remove **street closure** of Prince Albert & East Broadway south side (draft p. 13 diagram & other occurrences)

**Draft p. 17 Height:** remove the word ‘**Generally**’ as MPCP specifically states up to 6-storeys on north side. Generally could be interpreted as support for 7-storeys. Also, Section 2.5.2 is internally inconsistent. Please remove references over 6-storeys. Note that up to 6-storeys means that you will also get 3 & 4-storey buildings.

**2.5.3 Density** (Draft, p. 18) states a tower on **Kingsgate Mall** with up to a **219’ height**. This is too high compared to the Rize (215’ building) and the picture doesn’t represent what the words have to say. The density is too high. *The diagram also shows too much density along East Broadway. Recommendation: update diagram to reduce building size and massing to represent a more realistic build-out.*

Map on **Draft p. 19 Broadway East Massing Concept:** Streets are incorrectly labeled; **Prince Edward Street** should be where the text for Scotia Street appears on the map.

**2.5.4 Diagram** - has too many buildings at 8-storeys (should be 6-storeys except for the building under construction at Fraser). Same note for the Elevations on p. 23 draft (along East Broadway)

**3.1 Lower Main** p.29: See notes about Lower Main Street related to the Introduction on p.5 (keep IC-2 zoning or use the C-8 zoning as a stopgap measure until a proper planning process can take place)

Please use the **viewcone** that was defined in original **1989 document** (draft p. 29). P. 36 Principle 10 - Note: There needs to be **validated** documentation for what the true viewcone is for this area (by independent arbitration if necessary).

**3.5.2 Heights** along Lower Main Street (p. 37) should only be **up to 6-storeys (60')** with a 4-storey (40') street wall. The diagram on page 43 (sections) shows the buildings to be too high.

**3.5.3 Density** (p.38) - The density can only go up to a maximum of **3.0 FSR** that is **earned** (either IC-2 or C-8). The diagram shows **too much** height and density.

**3.5.5 Views** On the viewcone see **MPCP** p. 31 *"clarifying the dimensions of the view cone, and carefully examining potential development in and around the view cone, in consultation with the broader community, demonstrating how altering the view cone will improve site development and street character, and provide public benefits, without compromising important public views."* (wrt altering view cone in context of a new planning process)

**3.5.9 Transportation Considerations** - please add under Motor Vehicles and Parking:

***"parking changes should be done in consultation with local businesses and residents"***

Map - Vision (p. 53) Change the label (grey line) of *Mount Pleasant Administrative Boundary* to **"MPCP area boundary"**. Also correct this label on subsequent maps.

Section 4.2 What Makes Mount Pleasant Unique *"Boasting panoramic views of downtown and the majestic North Shore mountains,"* reinforces importance of views.

Section 4.3.3 Parks and Plazas p. 66 Draft - Add to **Recommendations**:

a) ***Explore opportunities to create an off leash dog park*** - change to high priority (swap with provide more seating)

b) ***Outdoor pool in Mt Pleasant Park*** - high priority

pp. 75 & 80 Draft - both pages **incorrectly** state that **Watson Street** is a lane. It is not a lane; see MPCP page p. 9 *"Develop Watson Street as a special site, perceived as unique in history, character and use"*. Also please remove 'laneway' designation for Watson Street on p. 77 Map for Enhanced Pedestrian Network.

p. 81 Draft - Add to recommendations: ***"Work on Daylighting the Creek Priority: High"*** MPCP p. 16, Section 4.3 ***"Explore opportunities for daylighting Mount Pleasant's streams..."***

Map - **Cycling Network** (p. 87) - East 16th Avenue would be a more appropriate bike route between Clark & Kingsway (slope greater on East 15th, difficult connection to Fraser), also consider 16th Ave bike route between Kingsway & Windsor

**4.3.7 A Green Canopy** p. 102 of Draft

Intent: add ***"underground wires with micro-tunnelling to preserve canopy (trees from being cut back / dying due to excessive culling for overhead wires)"***

Add to the fill in gaps section Recommendations: ***"by using native species or native to North America for variety (on varied street); if consistency is needed with existing trees (plant a cherry tree to replace a dead tree along a cherry-lined block)"***

**Street Trees List** p. 109 Draft: **More trees** should be native to BC or **native** to North America. **Include** Green Ash, Tulip Tree, Magnolia, Silver & Sugar Maple, more Lindens (*Tilia cordata*), other Oaks (Red), Cherries (already dominant), Beech, Horse Chestnuts, Hornbeam, Hawthornes, Dogwood

The current list is a **very poor choice of street trees**. Consider the odd conifer (Western Red Cedar, Douglas Fir), as these are part of the West Coast forest.

Landscape diagrams - there's not enough room for low hedges on busy streets (Sec 4.4)

Public Benefits Strategy, Section 5 **Growth Estimates** p. 133 Draft - remove the first sentence on primary areas of **population growth**. There's no support to make a plan to support spot zoning as this is not in line with **MPCP** (Lower Main is supposed to also have commercial retail). Planning is trying to decide on where to add density.

Please note the ToR for **MPIC** *"1.4 Existing zoning and guidelines will continue to inform Plan implementation and development activity in Mount Pleasant. However, the Plan identifies areas for change through rezoning, and in those cases the Plan will be applied as the first set of guidelines in considering the rezonings, noting that other City policy and initiatives will also be considered."*

**City Wide** p. 133: The whole paragraph is again **too vague**, does not address exactly what the City plans to amend or improve and leaves a lot of **ambiguity** as to what the final outcome may be. Current the Library cannot support much more population growth and Community Centre is already over packed most days.

The 'Mount Pleasant' section describes how citizens can use the Community amenities in **bordering** neighbourhoods which does not address the direct needs of Mount Pleasant citizens and how it will accommodate this large population growth they 'expect'. Where is the outdoor swimming pool, skating facilities & additional soccer fields & tennis courts directly in Mt Pleasant?

Market Housing on p. 144 STIR paragraph note: There is an ongoing **Supreme Court** challenge on **STIR & Rental 100** programmes (over **legality**). Hence STIR & Rental 100 should be removed. Neither program is mentioned in the **MPCP**.

**5.3.6 Affordable Housing** (p. 143) Mount Pleasant states: *"A new non-market project will provide 103 units supportive housing units for people who are homeless or at risk of becoming homeless"*. Is this facility the Biltmore conversion? There was no public consultation or mention of this to **MPIC** or **MPCP** CLG. See MPCP p. 12 *"Adhering to fairness and equity principles includes distribution of social housing and services for at-risk groups (people who are homeless, have addictions, live with multiple disorders, are chronically unemployed, and/or live with other high-risk conditions) across all neighbourhoods of Vancouver, not concentrating them in eastside neighbourhoods, or any one (or a few) neighbourhoods."*

Need for Social Housing (p. 150): Concern over City's analysis & presentation of facts. Are the number of low-income residential units that are needed in Mount Pleasant being low-balled? Is there in fact a greater need?