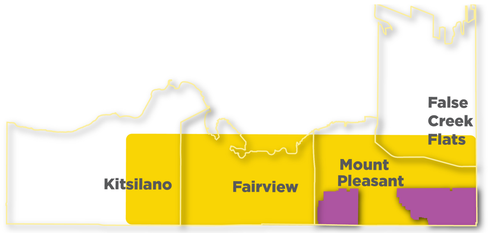
Mount Pleasant RT Areas *Tomorrow*



The Mount Pleasant RT Areas are residential areas with green and leafy streets and low-density housing, including single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments. Secondary rental units, such as basement suites and suites in older houses, are sprinkled throughout these areas. The area west of Main Street has a concentration of heritage buildings, particularly north of 12th Avenue, which contribute to the distinctive neighbourhood character.

These areas are served by several neighbourhood parks and elementary schools. 12th Avenue is a busy four-lane arterial that runs east-west through these areas, with a small commercial node at Clark Drive.

PRIORITIES

Key planning priorities to consider for this sub-area, identified through community engagement, city-wide objectives, and technical work, include:

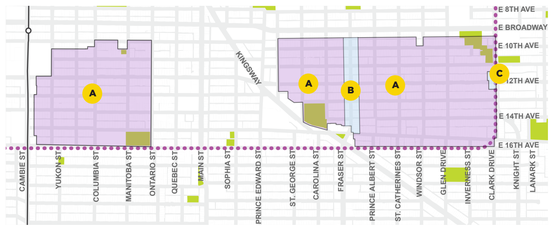
- These areas have primarily low-density ownership housing, such as single-family housing, duplexes or small multiple dwellings. Conversely there is a lack of affordable housing options. Rental housing generally comprises secondary rental units or units in multiple conversion dwellings.
- There is a desire for additional rental housing choice in these areas, including off-arterial options.
- 12th Avenue is perceived as a barrier due to its high traffic volumes, narrow sidewalks and a lack of pedestrian crossings in some sections. Fraser Street also has narrow sidewalks with a lack of buffers from vehicular traffic.
- The area east of Kingsway lacks local-serving shops and services within an easy walk or roll.
- The *Mount Pleasant Community Plan (*2010) does not specifically address this area.

FUTURE DESIRED ROLE

Enhance the Mount Pleasant RT Areas as primarily residential areas with more diverse housing options by providing opportunities for new rental housing, including off-arterial locations, while fostering a mix of building types as the areas grow and evolve.

EMERGING DIRECTIONS

- In Areas A:
  - Foster a distinctive green and leafy character with a variety of buildings from different eras by retaining heritage buildings and ensuring incremental change with new growth.
  - Consider increased height and density for affordable housing (e.g. secured market and below-market rental apartments).
  - Explore opportunities for new local-serving shops and services in select locations (e.g. key walking streets, greenways, arterial intersections, etc.), particularly in the area east of Kingsway.
- In Area B:
  - Strengthen Fraser Street as a more walkable, mixed-use street with new housing opportunities and continuous active ground floor commercial frontages.
  - Consider increased height and density for affordable housing (e.g. secured rental or social housing).
- In Area C, consider increased height and density for affordable housing (e.g. secured rental or social housing) in new mixed-use development on the corners of Clark Drive and East 12th Avenue.



Legend

- Broadway Plan Study area
- Park

Character area

- Residential Area
- Centre
- Policy area
- Policy area boundary