



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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MOUNT PLEASANT I-1 GUIDELINES

Adopted by City Council on October 25, 1988

Amended January 20, 1998

These guidelines are to be used in conjunction with the I-1 District Schedule of the **Zoning and Development By-law** for development permit applications involving residential and non-industrial uses in the Mount Pleasant I-1 District (area approximately bounded by Main Street, 2nd Avenue, Yukon Street and Broadway).

Approximately 100 residential buildings exist in the industrial area, representative of the original development pattern for the area prior to 1960 when the area was zoned residentially. Many are well kept and are of some architectural and heritage merit. Some of the pre-World War I vintage houses are now listed on the **Vancouver Heritage Register**. Over 890 residents like the area and wish to remain. Reasons cited for liking the area as a place of residence were: inner-City location (accessibility); quiet at night; relative affordability; character of houses and buildings.

The reintroduction of residential uses as a listed use in this district is intended to (1) recognize the historical existence of these buildings, (2) eliminate the legal non-conforming status of these uses and provide a marginal amount of flexibility to owners to improve liveability, by allowing minor additions.

Allowance of existing residential and other non-industrial uses is not seen as a limiting factor to be taken into account when reviewing industrial uses. The following is an extract from the **Community Development Plan for Mount Pleasant**:

“The dwellings remaining in the area do so in peaceful co-existence with industry. Residents recognize and accept the limitations imposed by industry. With the understanding that no change in this attitude will be forthcoming, some stability for existing residential uses should be granted.”

The same attitude will apply to other non-industrial functions, such as artist studios, which can occur in this area.

Additions to existing residential buildings are generally to be in keeping with the style and form of the existing building.