2.0
RESIDENTIAL CORRIDORS



2.0 RESIDENTIAL CORRIDORS
INTRODUCTION

INTRODUCTION

There are two Development Permit Areas in this section, which are identified on Map 2.0. Each Development Permit Area in this section focuses on an important corridor in New Westminster where the Land Use Designation Map allows the existing commercial uses to transition to multi-unit residential.

These corridors are an important part of the urban fabric of New Westminster. The residential portions of these corridors will include residential multi-unit buildings that enhance the character of New Westminster's Great Streets and create walkable, pedestrian friendly and vibrant neighbourhoods. Activating the public realm by providing ground oriented residential units is a priority for these corridors. Development permit guidelines for these areas also encourage new development to create a comfortable transition to neighbouring single detached dwellings and ground oriented housing.

RESIDENTIAL CORRIDORS

2.1 Upper Twelfth Street

2.2 Sixth Street

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GENERAL PRINCIPLES
Development along residential corridors provides an opportunity for urban living that is well connected, walkable and well served by many amenities. Residential corridors provide a critically important density and range of housing options which create active and inclusive neighbourhoods.

1. CREATE NEIGHBOURHOOD CONNECTIONS
Creating a well-connected neighbourhood enhances quality of life by promoting walkability, increasing access to amenities and prioritizing pedestrian and bike connections. Considerations for urban mobility and connectivity need to be considered as a complementary set – walkability, cycling, public transit and vehicular and servicing movement are all important in planning a cohesive, functional and livable community. Private developments can enhance community connectivity by ensuring a fine-grained pedestrian experience and thoughtful design of attractive buildings and landscape interfaces along street frontages, side streets, laneways and greenways.

2. ESTABLISH WELL-DEFINED STREETS
Street definition creates the feeling of an outdoor room and is an important element in creating an urban environment that is comfortable for pedestrians. Buildings should be designed to frame streets and open spaces at an appropriate scale. Creating an appropriate setback for residential units at grade that provides some privacy, but maintains the street edge is important, along with stepping taller masses back to create a consistent street wall.

3. DESIGN APPROPRIATELY SCALED BUILDINGS
Designing buildings with appropriate height and massing will ensure that buildings fit with future surrounding land uses, provide appropriate transitions to adjacent developments, and create a livable environment for neighbourhood residents. Massing strategies can be employed to lessen the visual impact of larger buildings, respond to topography and avoid overshadowing of public and private outdoor spaces. Buildings should be designed with context in mind and create sensitive transitions to neighbouring developments, whether it be commercial spaces, public spaces, single detached dwellings or multi-unit residential buildings.

4. ACTIVATE BUILDING FRONTAGES
Creating an active frontage at grade enhances public safety and creates a lively streetscape. Buildings should have at grade, family friendly, residential units with entries along public right-of-ways and create private outdoor spaces for residents.

5. INTEGRATE SUSTAINABLE STRATEGIES
New development should aim to support a broad range of sustainability goals related to energy, water, waste, materials and ecology. Landscaping that features native plants, bioswales, greenroofs, pocket parks and private outdoor spaces can all be employed to enhance biodiversity as well as mitigate stormwater runoff. Designing buildings with passive solar strategies (orientation, shading, appropriate glazing and insulation types) and efficient mechanical systems are all ways to reduce energy demand. When possible, a green buildings rating system (LEED, Passive House, etc) should be used to guide sustainable building development.

6. ENHANCE PUBLIC REALM
A successful neighbourhood is built around a strong public realm, providing places to walk, sit and interact. Private development should enhance the public realm of the neighbourhood to create a vibrant and comfortable space for residents and visitors. Street trees, landscaping, street furniture, weather protection, lighting features and public art are all important public realm components that can be integrated into new development.

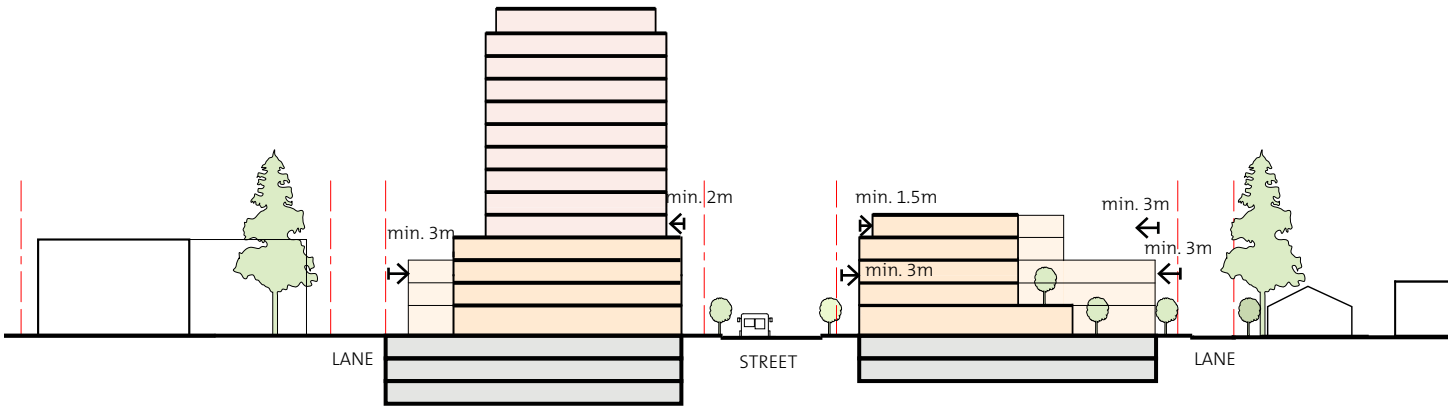
7. PROMOTE SAFETY + SECURITY
A well-designed building can create a sense of safety and comfort for both building users and the public. Through following the principles of Crime Prevention Through Environmental Design (CPTED), buildings can employ passive strategies that encourage casual surveillance of public spaces, clearly delineate public and private spaces, and ensure accessible and well defined pedestrian and vehicular entrances.

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Residential Corridor Axonometric



Typical Section - Residential Corridor

DPA MAP 2.0 RESIDENTIAL CORRIDORS

DEVELOPMENT PERMIT AREAS

See Development Permit Areas in Schedule D. Queensborough Community Plan

See Development Permit Areas in Schedule C. Downtown Community Plan

Residential Corridors Development Permit Areas

- 2.1 Upper Twelfth Street
- 2.2 Sixth Street

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