3.0
COMMERCIAL CORRIDORS



3.0 COMMERCIAL CORRIDORS
INTRODUCTION

INTRODUCTION

There are two Development Permit Areas in this section, which are identified on Map 3.0. Each Development Permit Area in this section focuses on an important corridor in New Westminster that is identified as a Great Street.

Commercial corridors are a vital component of New Westminster's diverse neighbourhood structure. Commercial corridors provide a concentration of services, retail, public amenities as well as a mix of housing units to enhance the livability and walkability of the neighbourhoods they serve. Building on existing uses and integrating a mixture of residential and commercial spaces along corridors well-served by public transit will strengthen the desirability and livability of these neighbourhoods. Development permit guidelines for these areas also encourage new development to create a comfortable transition to neighbouring single detached dwellings and ground oriented housing.

COMMERCIAL CORRIDORS

3.1 Upper Twelfth Street

3.2 East Columbia Street

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GENERAL PRINCIPLES

Commercial Corridors provide important services for the City of New Westminster, along with places for people to live and work. The following principles outline some general building parameters for livable, high quality and sustainable developments along Commercial Corridors.

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 encourage a variety of scales of commercial spaces along the street edge to increase activity along the street edge. Buildings should have two level, ground oriented, family friendly residential units with primary entries along secondary streets and lanes.

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, green roofs, 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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1. Wrap commercial uses around corners and transition to ground oriented residential units to maintain activation at grade along side streets.

2. Design buildings to a scale that fits in with the surrounding urban context. Use setbacks and height differentiation to create variation along the street.

3. Use height in strategic places to emphasize gateways or arrival points, to special nodes within the neighbourhood.

4. Orient commercial uses to primary and secondary frontages. Provide opportunities for indoor uses to spill onto the street and active the public realm when appropriate.

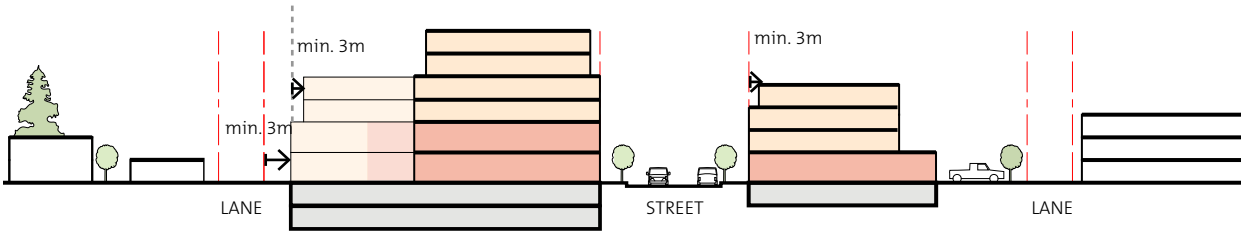
5. Create opportunities for habitat and biodiversity enhancement by integrating landscaped areas that include natural plants (green roofs, courtyards, private outdoor spaces, pocket parks, etc)

6. Provide opportunities for large and small scale public realm enhancements, ranging from seating, landscaping and public art to pocket parks, plazas and other places for interaction.

7. Ensure "eyes on the street" surveillance by providing residential and commercial units with casual overlook onto public spaces.



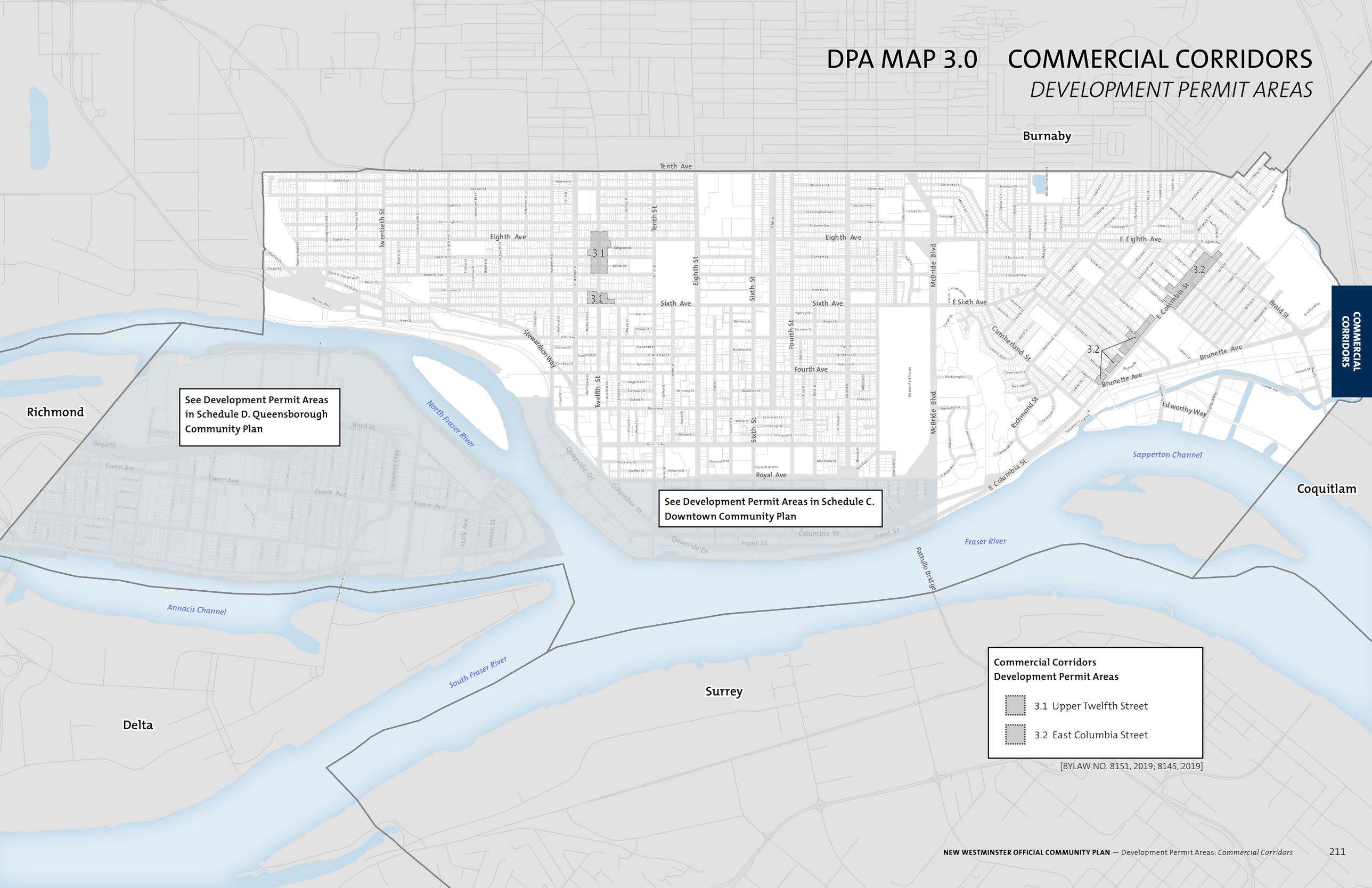
Commercial Corridor Axonometric



Typical Section - Commercial Corridor

DPA MAP 3.0 COMMERCIAL CORRIDORS

DEVELOPMENT PERMIT AREAS



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