4.0
MIXED USED NODES



4.0 MIXED USED NODES
INTRODUCTION



Uptown Mixed Use Node

INTRODUCTION

There are four Development Permit Areas in this section, which are identified on Map 4.0. Each Development Permit Area in this section focuses on areas of New Westminster that provide a high concentration of services, amenities, employment opportunities and places to live. These areas are well connected to other areas of the city by walking, transit, cycling and vehicular routes, and tend to serve as destinations for the immediate neighbourhood as well as the larger city and region. Growth around Mixed Use Nodes will create more opportunities for a variety of housing options oriented around improved transit, amenities and services.

MIXED USE NODES

4.1 Uptown

4.2 Eighth Avenue and McBride Boulevard

4.3 Braid Street and Brunette Avenue

4.4 100 Braid Street

4.0 MIXED USED NODES
INTRODUCTION

GENERAL PRINCIPLES

Mixed Use Nodes encompass a variety of characteristics that add to the vibrancy of a neighbourhood. The following list includes some general building parameters for livable, high-quality and sustainable developments in Mixed Use Nodes.

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/loading 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 dwelling 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, 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, PassiveHouse, etc) should be used to guide sustainable building development.

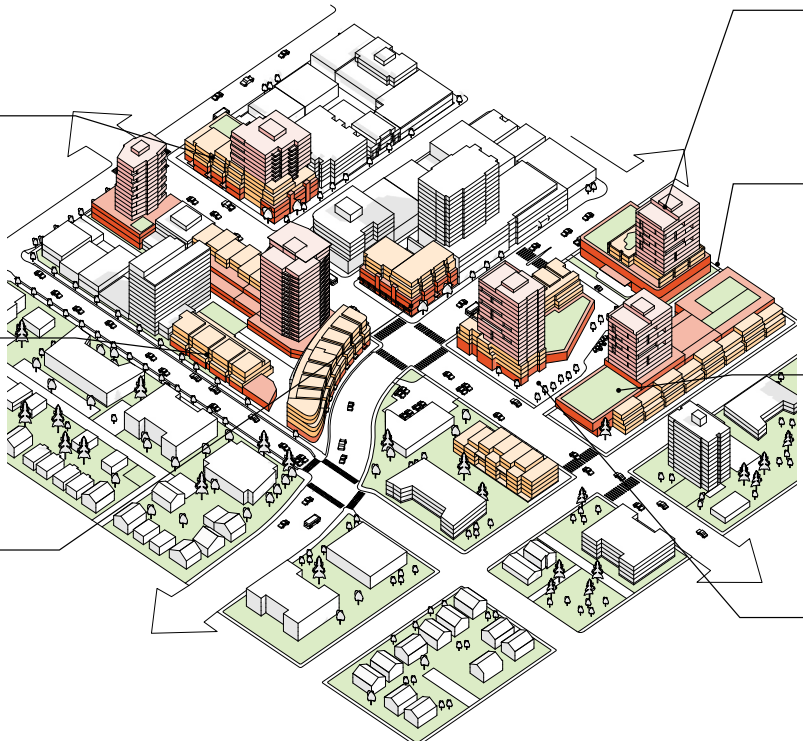
6. ENHANCE PUBLIC REALM

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.

4.0 MIXED USED NODES
INTRODUCTION



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.

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

4. Ensure all building frontages on primary and secondary streets bring active uses to the street.

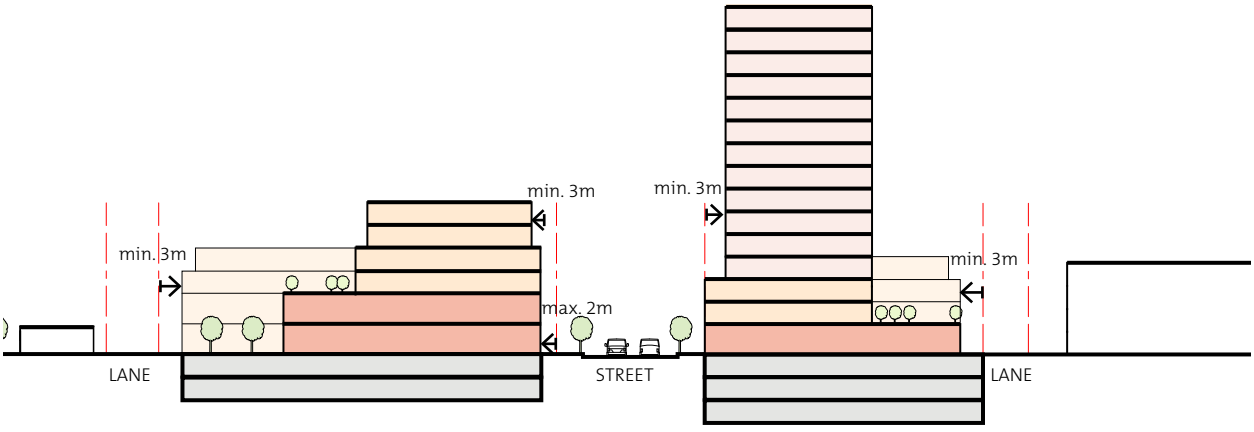
3. Locate taller masses so they do not overshadow public spaces or adjacent buildings and maintain a reasonable separation.

1. Create internal connections through larger blocks to increase connectivity and access to services and amenities.

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.

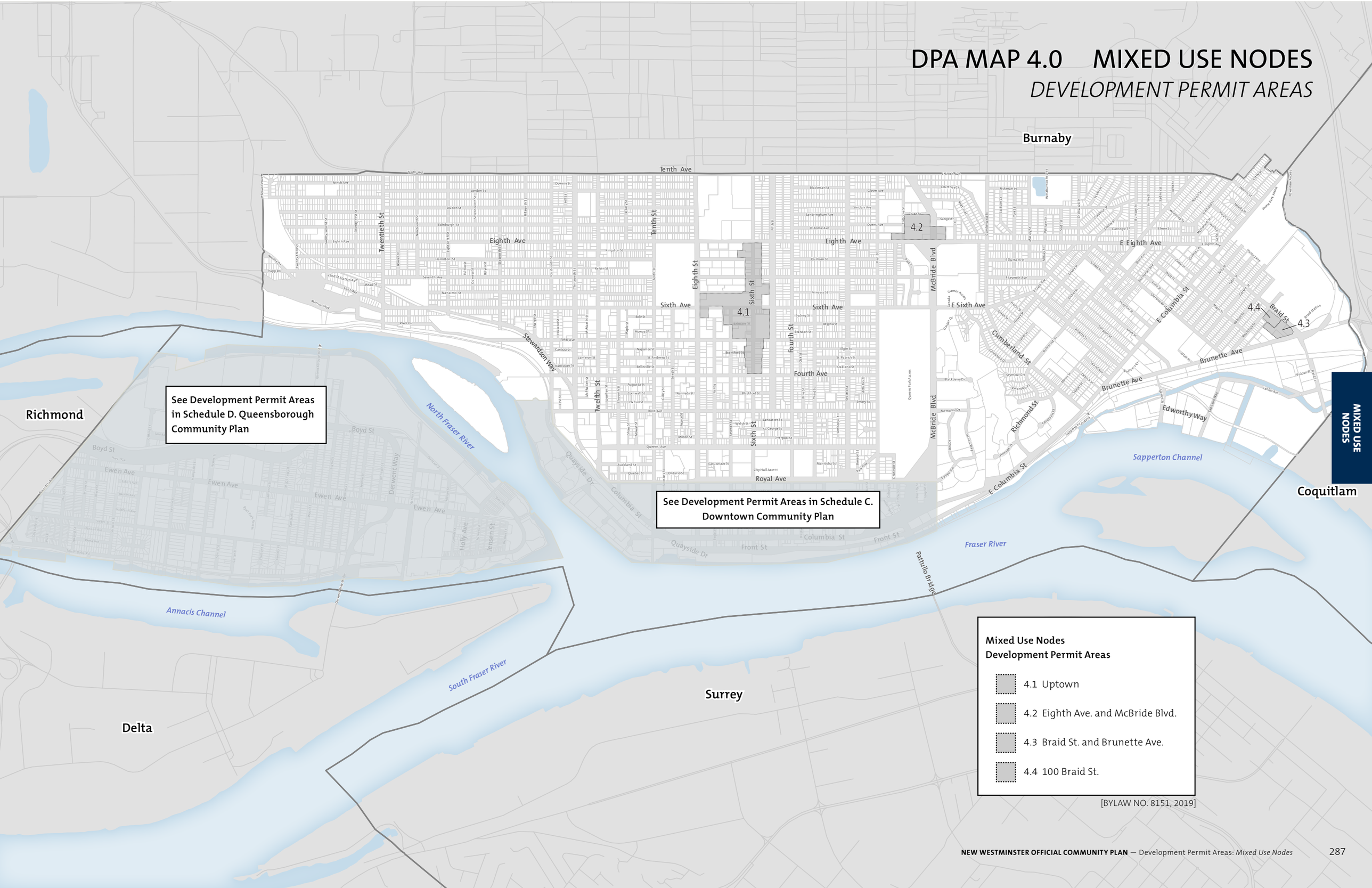
Mixed Use Node Axonometric



Typical Section - Mixed Use Node

DPA MAP 4.0 MIXED USE NODES

DEVELOPMENT PERMIT AREAS



[BYLAW NO. 8151, 2019]

MIXED USE NODES