

# LYNN CREEK PUBLIC REALM GUIDELINES

GUIDELINES FOR FORM, CHARACTER  
& STREETScape DESIGN

01/18/2016

# OVERVIEW

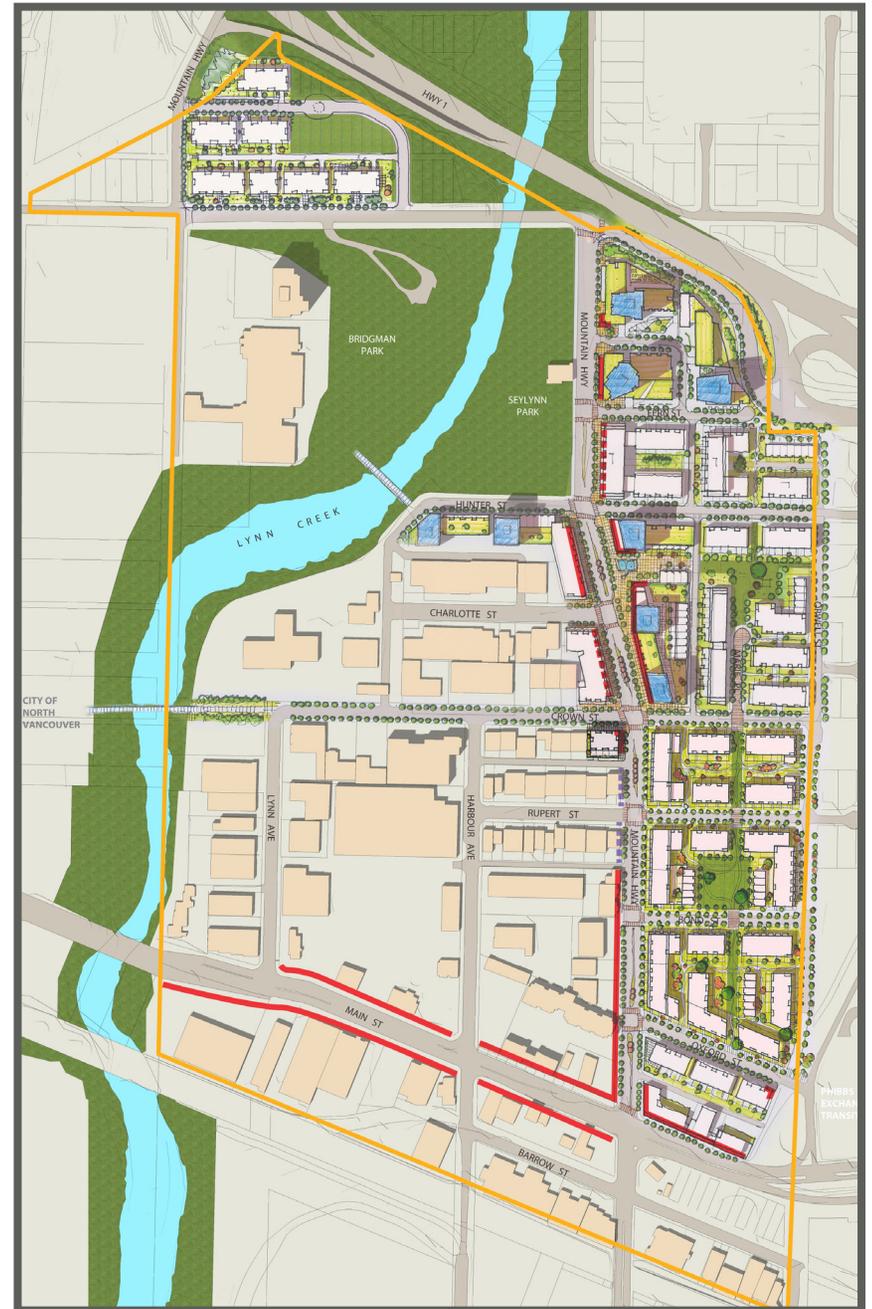
- Context
- Process
- Inspiration
  - Concept
  - Unifying Design Elements
- Parks and Open Spaces
- Streets
- Site Furnishings
- Planting
- Flood Resilience
- Architectural Elements
- Sustainable Development
- Recommendation



# CONTEXT

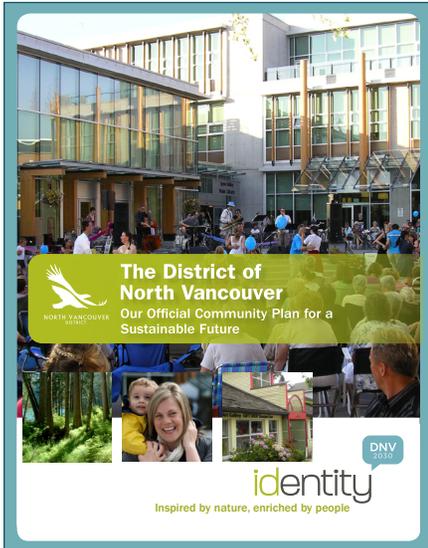


Contextual Aerial Photo



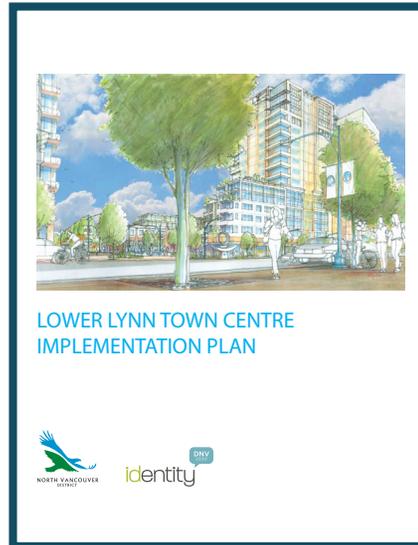
Town Centre Concept Plan  
(From the LLTC Implementation Plan)

# PROCESS



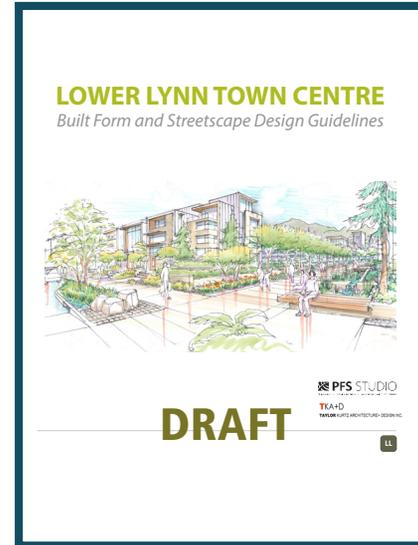
OCP Vision, Town  
Centre Policies

2011



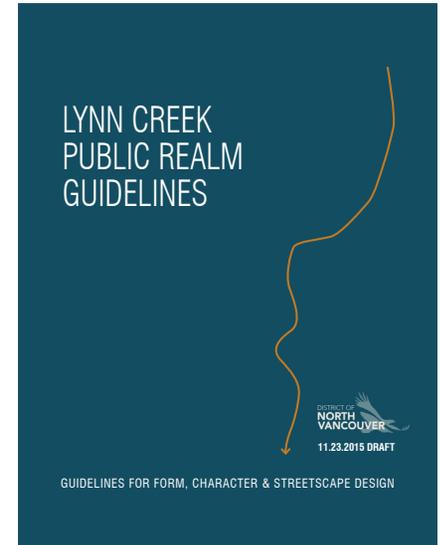
Town Centre  
Implementation  
Plan

Spring 2013



Draft Town Centre  
Design Guidelines

Jan 2014



Design  
Guidelines

Dec 2015

# PARALLEL PROCESSES - RESOLVING THE DETAILS



Seylynn and Bridgman Parks Conceptual Park Master Plan - April 2015



Highway 1 Corridor Improvements - Ongoing

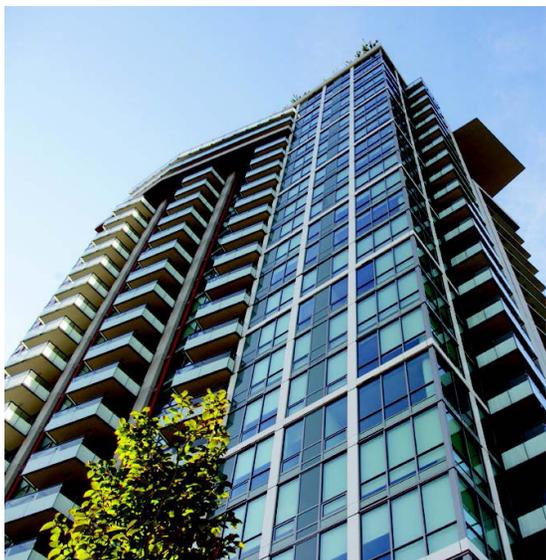


Keith Road Bridge Design and Construction - Ongoing



Lower Mountain Highway Functional design - Ongoing

# PARALLEL PROCESSES - RESOLVING THE DETAILS



Seylynn Towers - Ongoing



1401 Hunter Street Preliminary Application - Ongoing



1500 Oxford Street -  
Occupancy 2016



Crown Street Preliminary  
Application - Ongoing



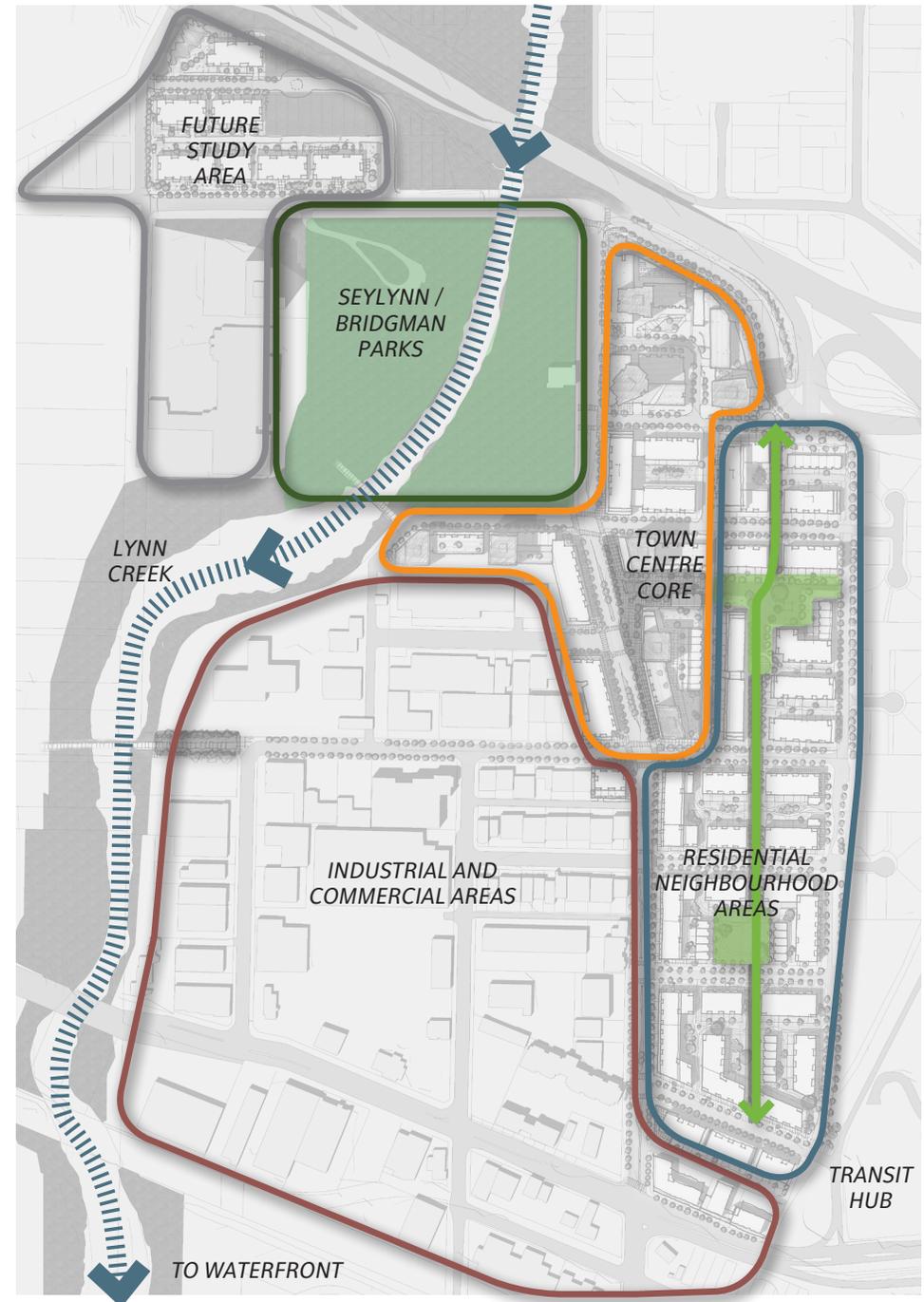
467 Mountain Highway Detailed  
Application - Ongoing

# CONCEPT

The Lynn Creek Town Centre can be divided into four distinct character areas:

- Town Centre Core
- Residential Neighbourhood
- Industrial and Commercial Areas
- Seylynn & Bridgman Parks

\* Future Study Area



# INSPIRATION



GUIDELINES FOR FORM, CHARACTER & STREETScape DESIGN

# UNIFYING DESIGN ELEMENTS

## Green Spine and a Connected Open Space Network



## Priority Cycling and Pedestrian Connections



## Functional Stormwater Management

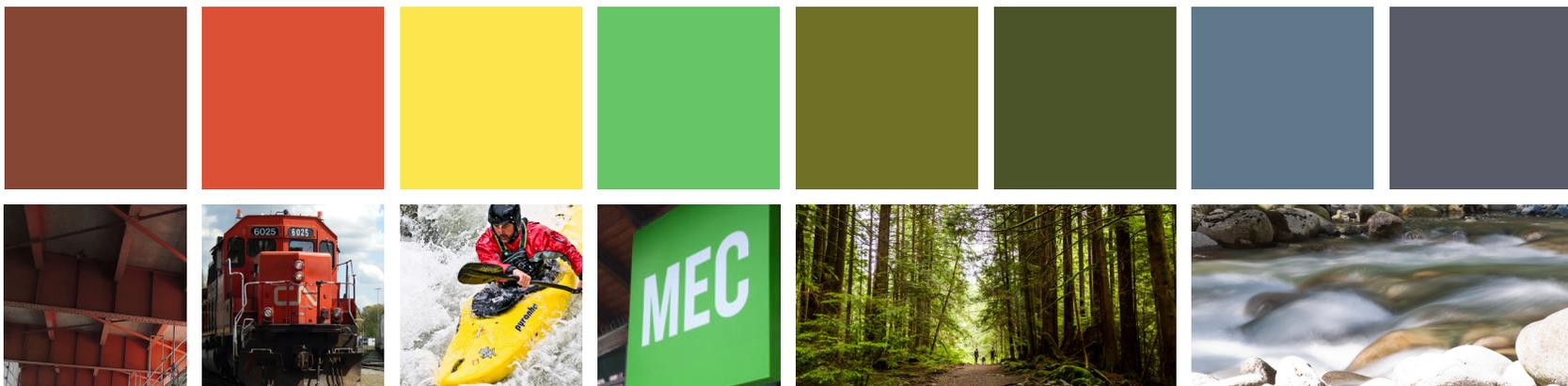
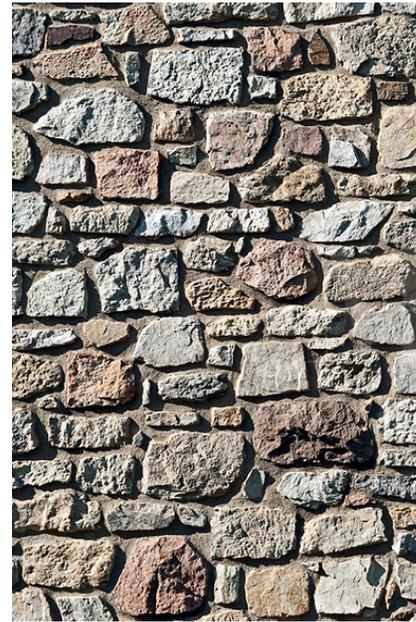


## Healthy Tree Growth and Canopy



# UNIFYING DESIGN ELEMENTS

## EXAMPLE MATERIALS AND COLOURS



# PARKS AND OPEN SPACES



-  Pedestrian and Cycling Connections
  -  Future Trail Greenway Connections
  -  Urban Plazas & Generous Sidewalks
  -  Pedestrian Green Spine
  -  Neighbourhood Parks
- 
- ① Park Plaza
  - ② Town Centre Plaza
  - ③ Interconnecting Mews
  - ④ Green Spine
  - ⑤ Marie Place Park
  - ⑥ Neighbourhood Park

# PARKS AND OPEN SPACES

## Town Centre Plaza and Interconnecting Mews

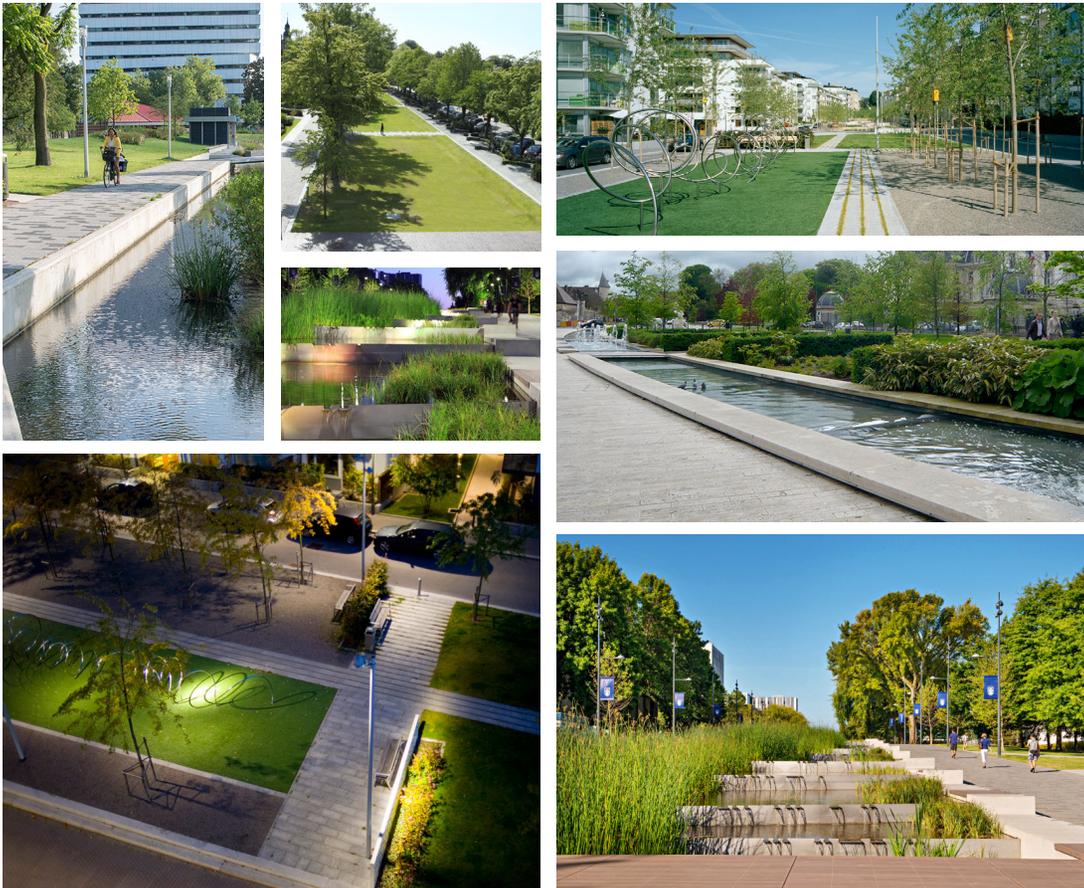


## Marie Place Neighbourhood Park



# PARKS AND OPEN SPACES

## Mid-Block Pedestrian Spine and New Local Neighbourhood Park

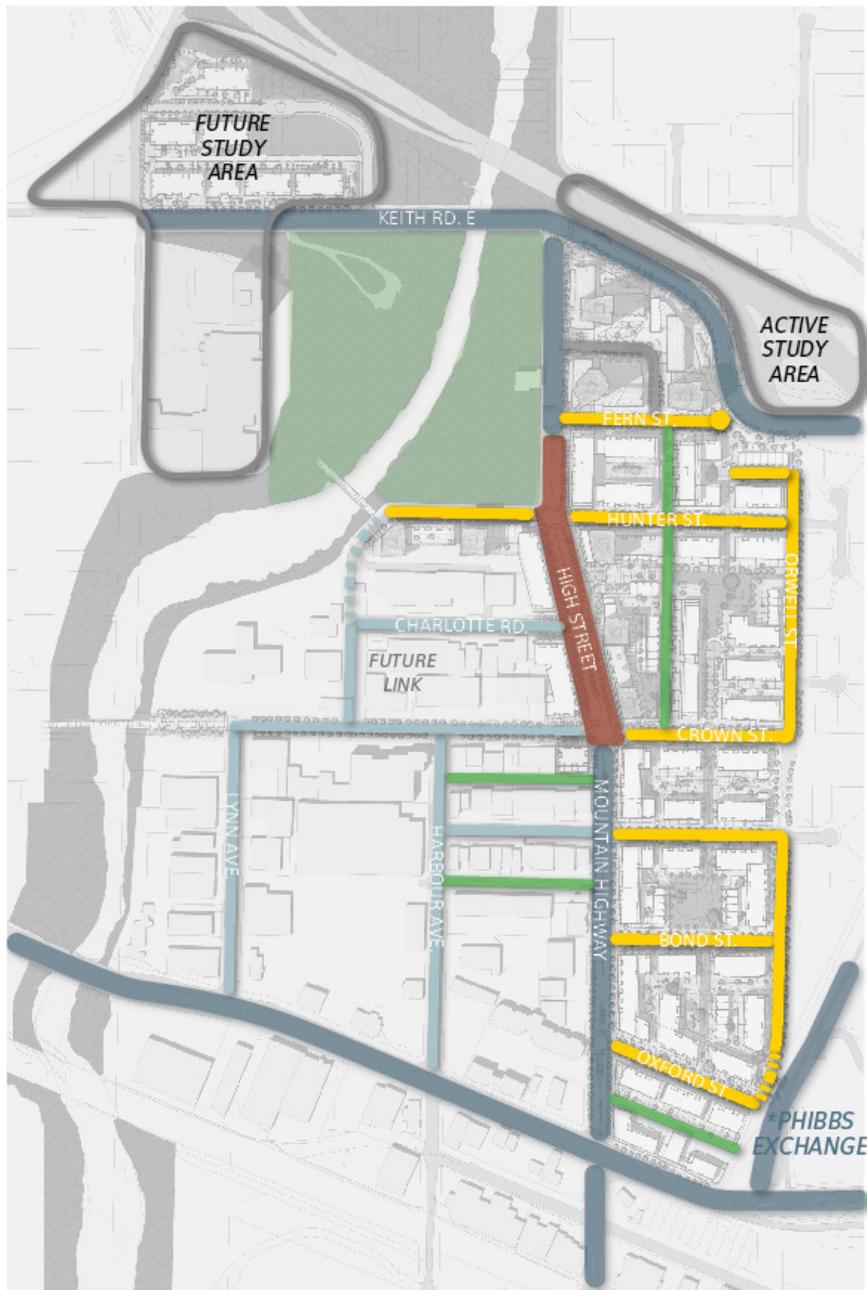


## Semi Private Open Spaces



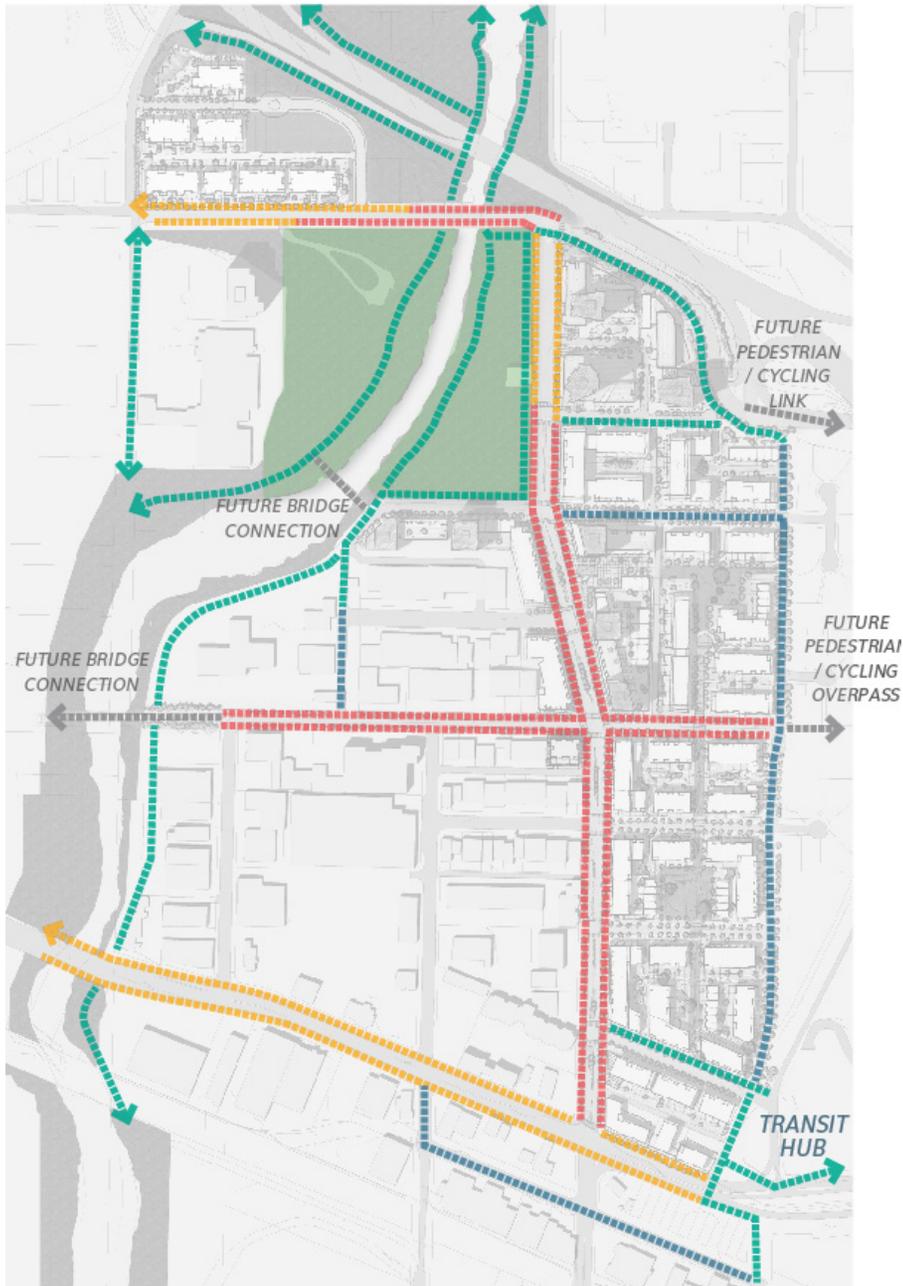
# STREETS

## Hierarchy of Streets



- » Major Road
- » High Street (Local retail)
- » Residential Local Streets
- » Non Residential Streets
- » Lane

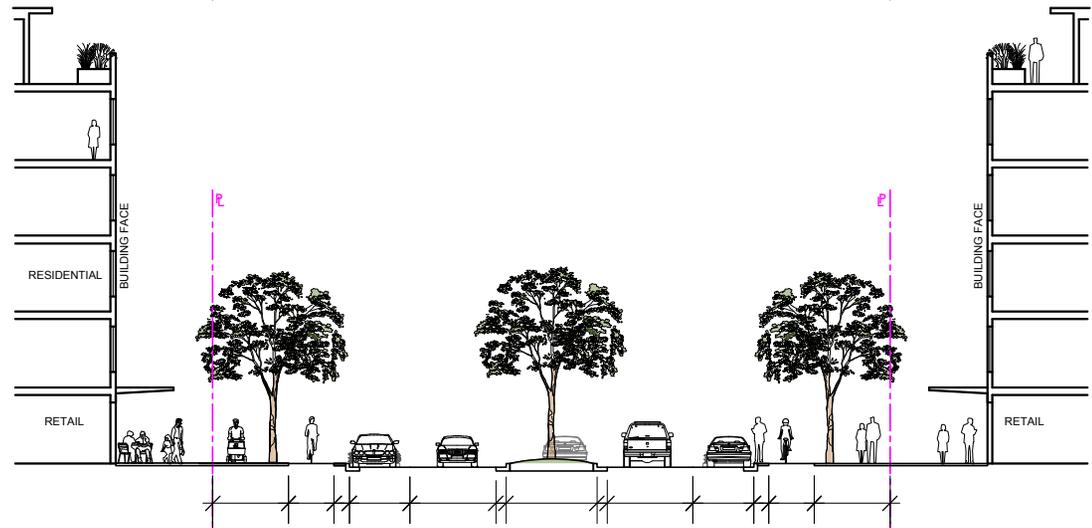
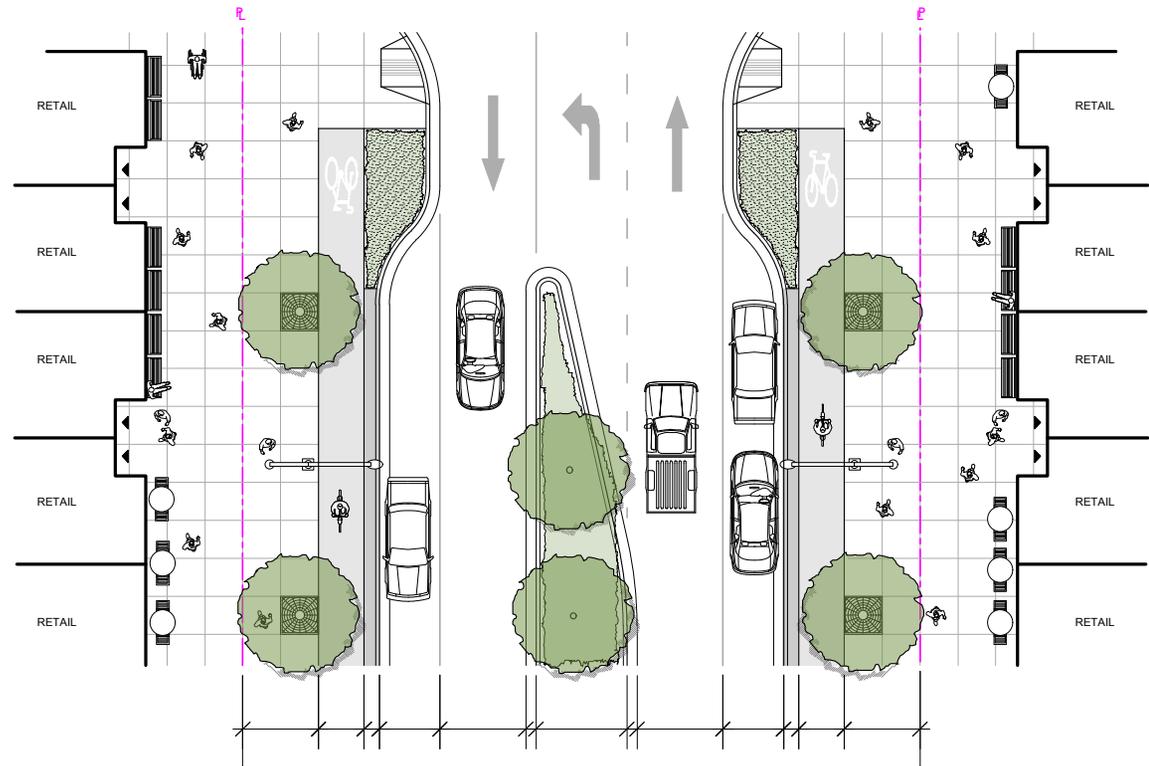
## Bike Network



- » Pedestrian / Cycling Path
- » Cycling Route
- » On-Street Bike Lane
- » Separated Bike Lanes
- » Future Connections



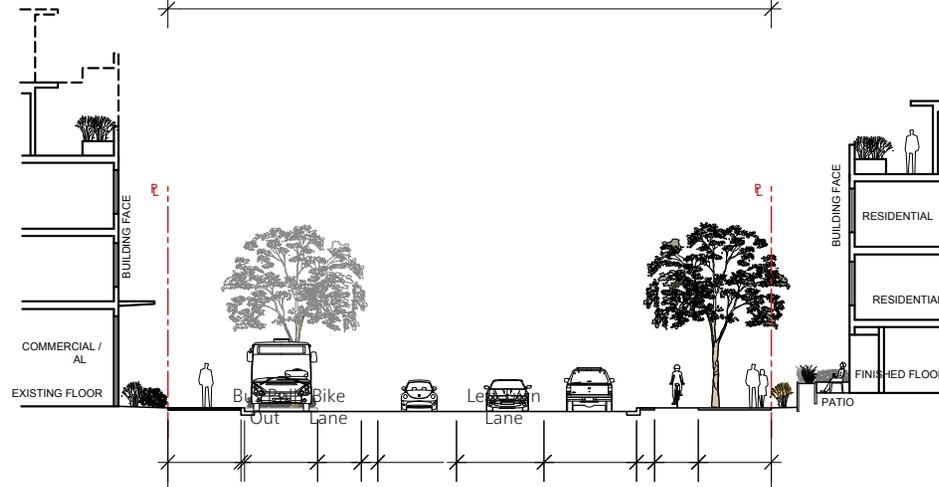
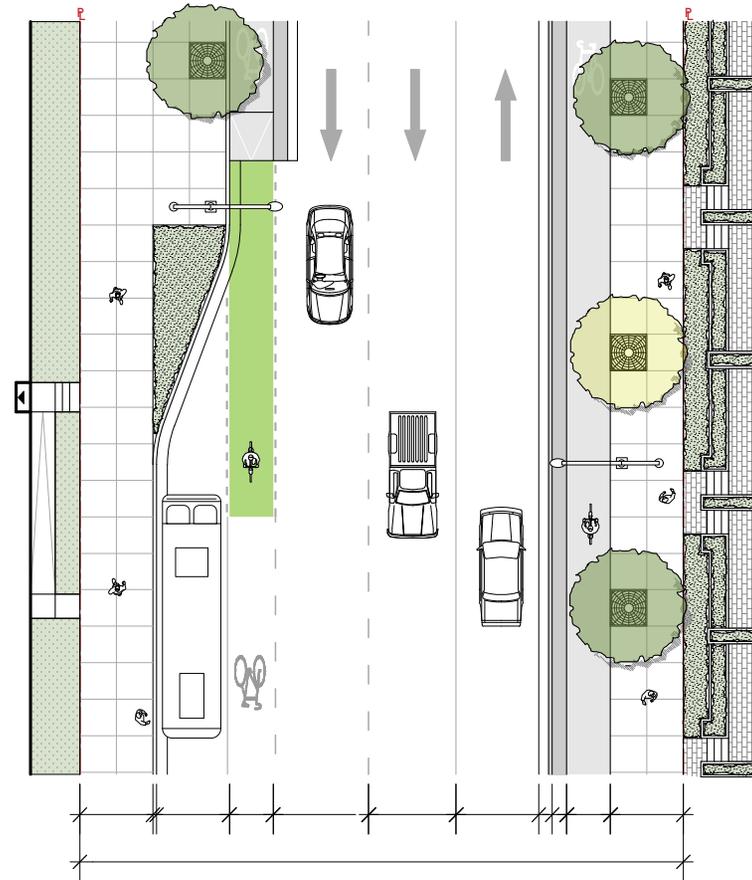
# HIGH STREET



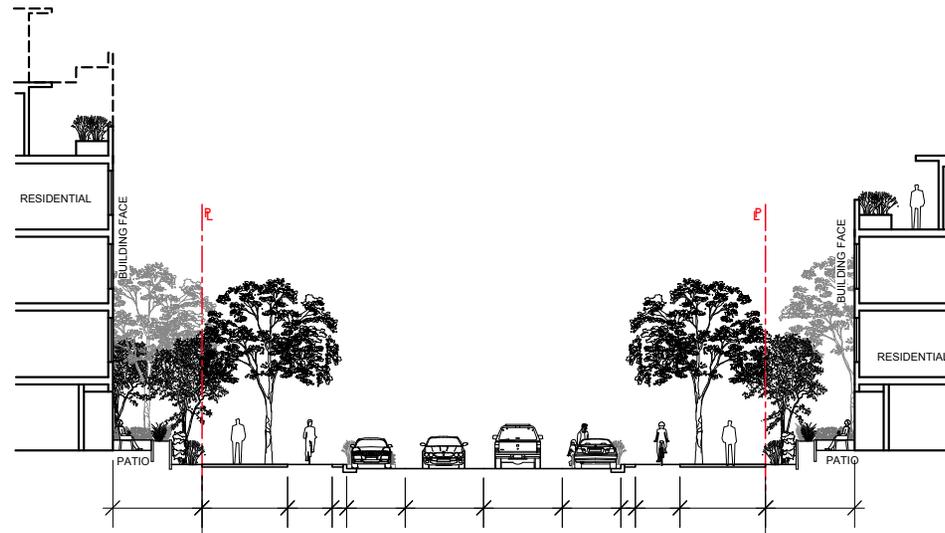
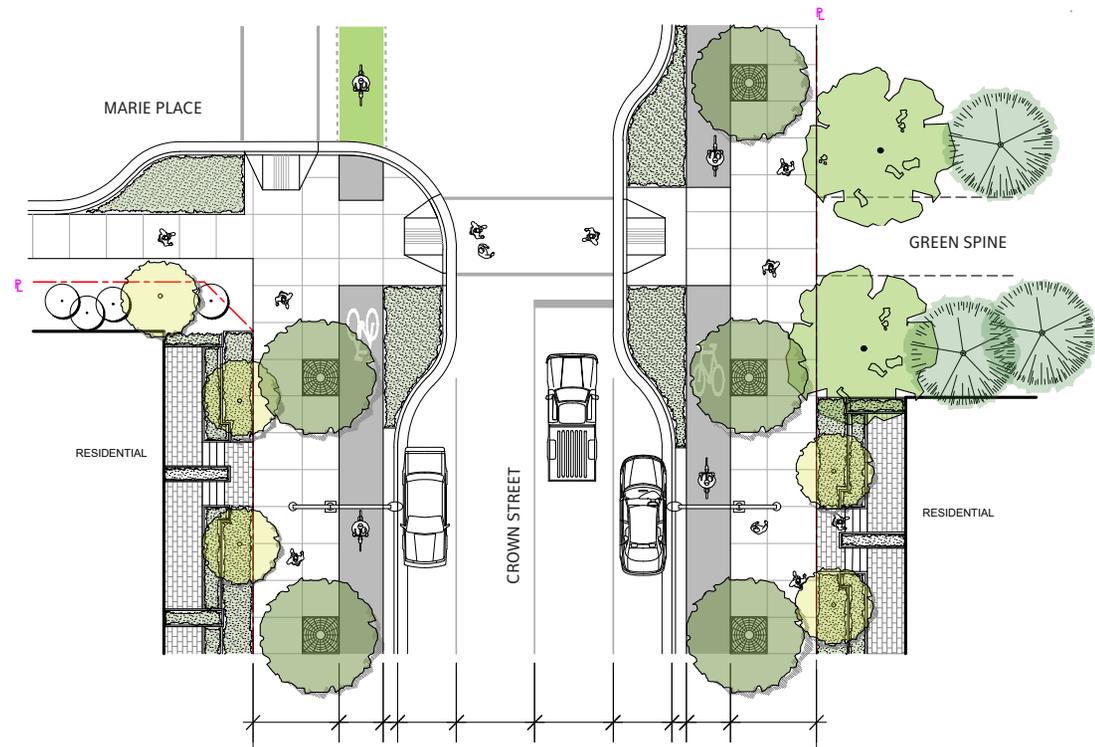
Proposed High Street Section of Mountain Highway



# MOUNTAIN HIGHWAY (TYPICAL)

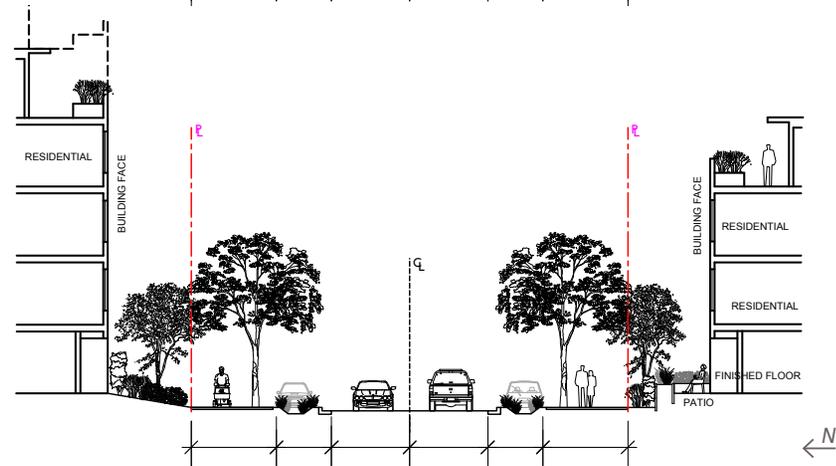
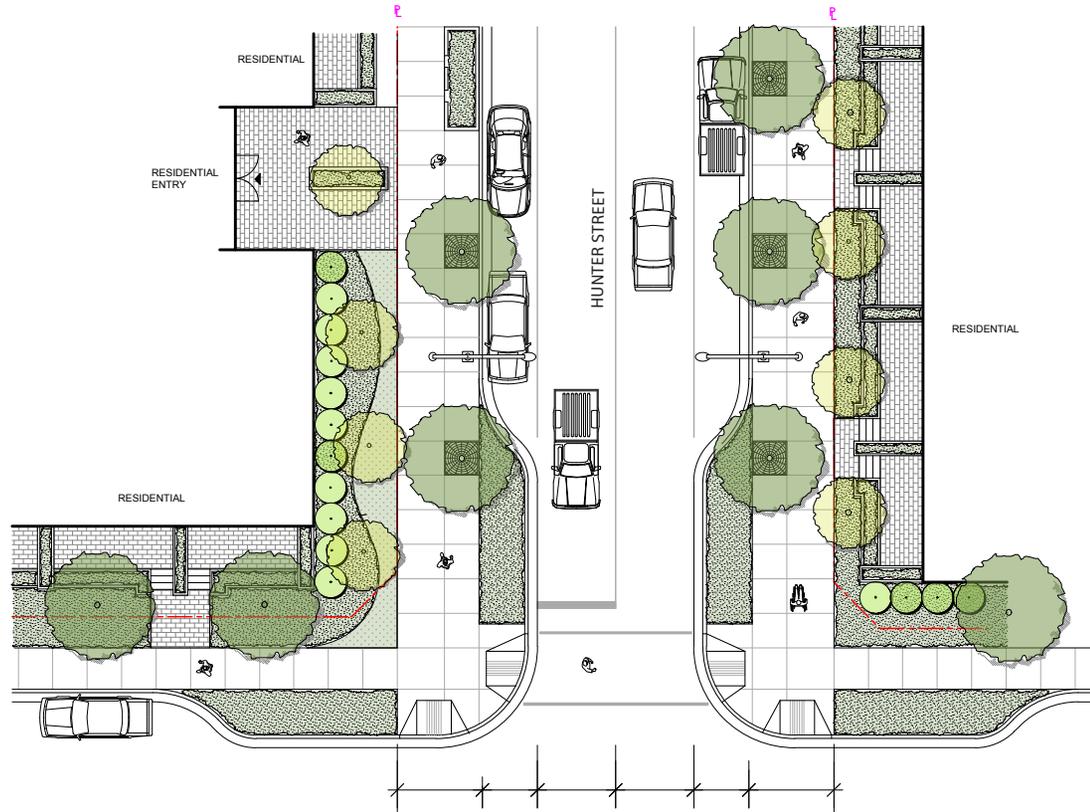


# CROWN STREET



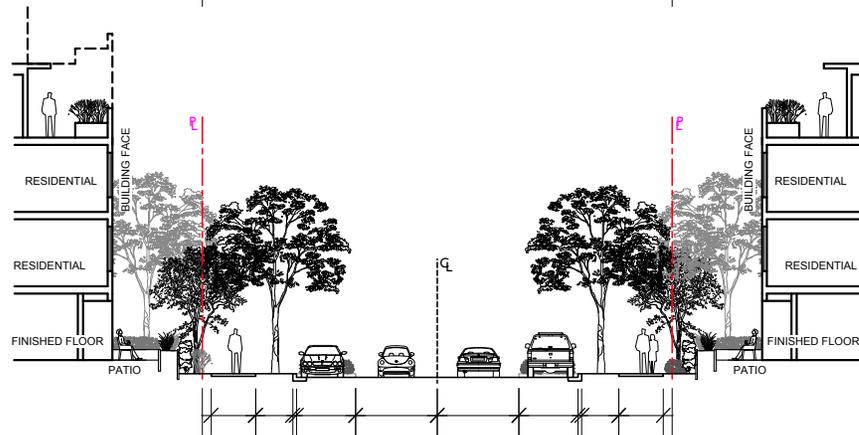
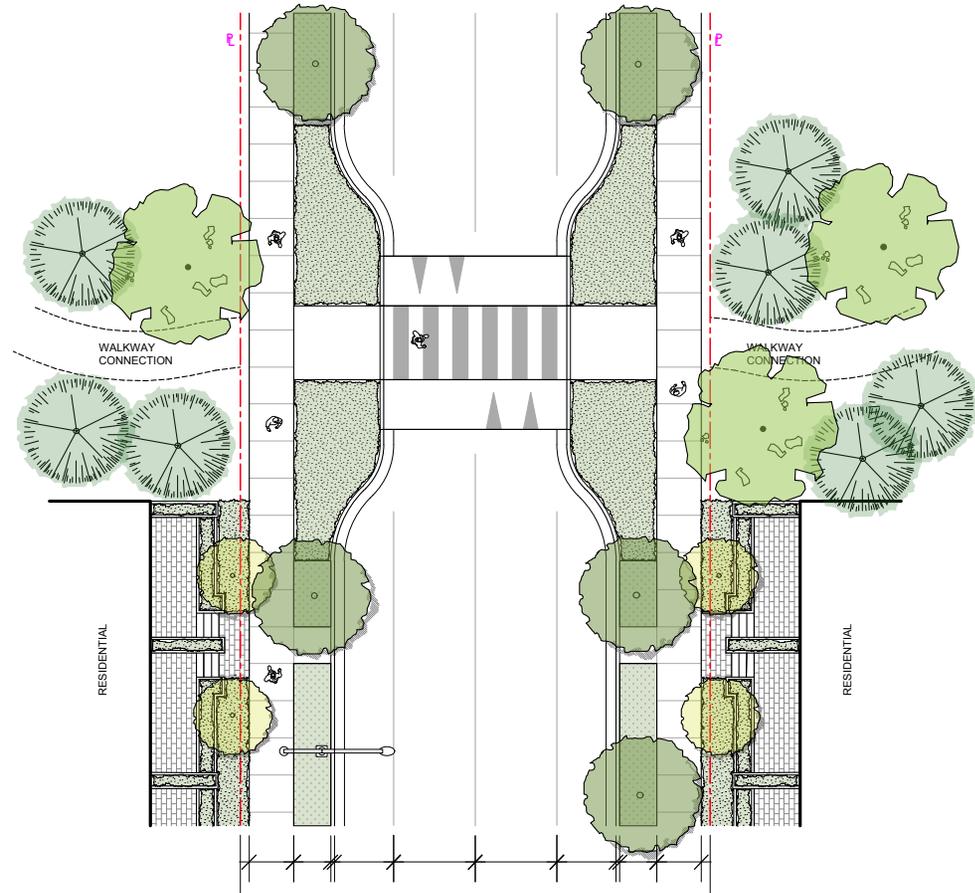
Proposed Crown Street - East of Mountain Highway

# HUNTER STREET



Proposed Hunter Street - East of Mountain Highway and the Town Centre Core

# TYPICAL RESIDENTIAL STREETS



# SITE FURNISHINGS

## Seating



## Bollards



## Tree Grates



# PLANTING

The planting strategy for the Lynn Creek Town Centre will be based on a selection of resilient plant species that exemplify seasonal variations in colour.

- Raingardens
- Corner Bulges
- Parks & Open Space



*Coneflower*



*Salal*



*Hosta various varieties*



*Pink Heather*



*Flowering Currant*



*Profusion Beautyberry*

## Sample Raingarden Plants



*Small Fruited Bullrush*



*Silver Sage*



*Blue Fescue*



*Western Swordfern*



*Day Lily*



*Evergreen Huckleberry*

# FLOOD RESILIENCE

## Commercial Development:

- Raised Internal Development
- Flood Resilient Construction

Raised internal strategies will create a more desirable street condition with commercial display space and internal activity positioned closer to the pedestrian level. This supports a more active commercial frontage and builds a consistent



# SUSTAINABLE DEVELOPMENT





## RECOMMENDATION

THAT the Lynn Creek Public Realm Guidelines, attached to the December 14, 2015 report of the Community Planners entitled “Lynn Creek Public Realm Guidelines,” be APPROVED.

GUIDELINES FOR FORM, CHARACTER  
& STREETScape DESIGN



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