

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



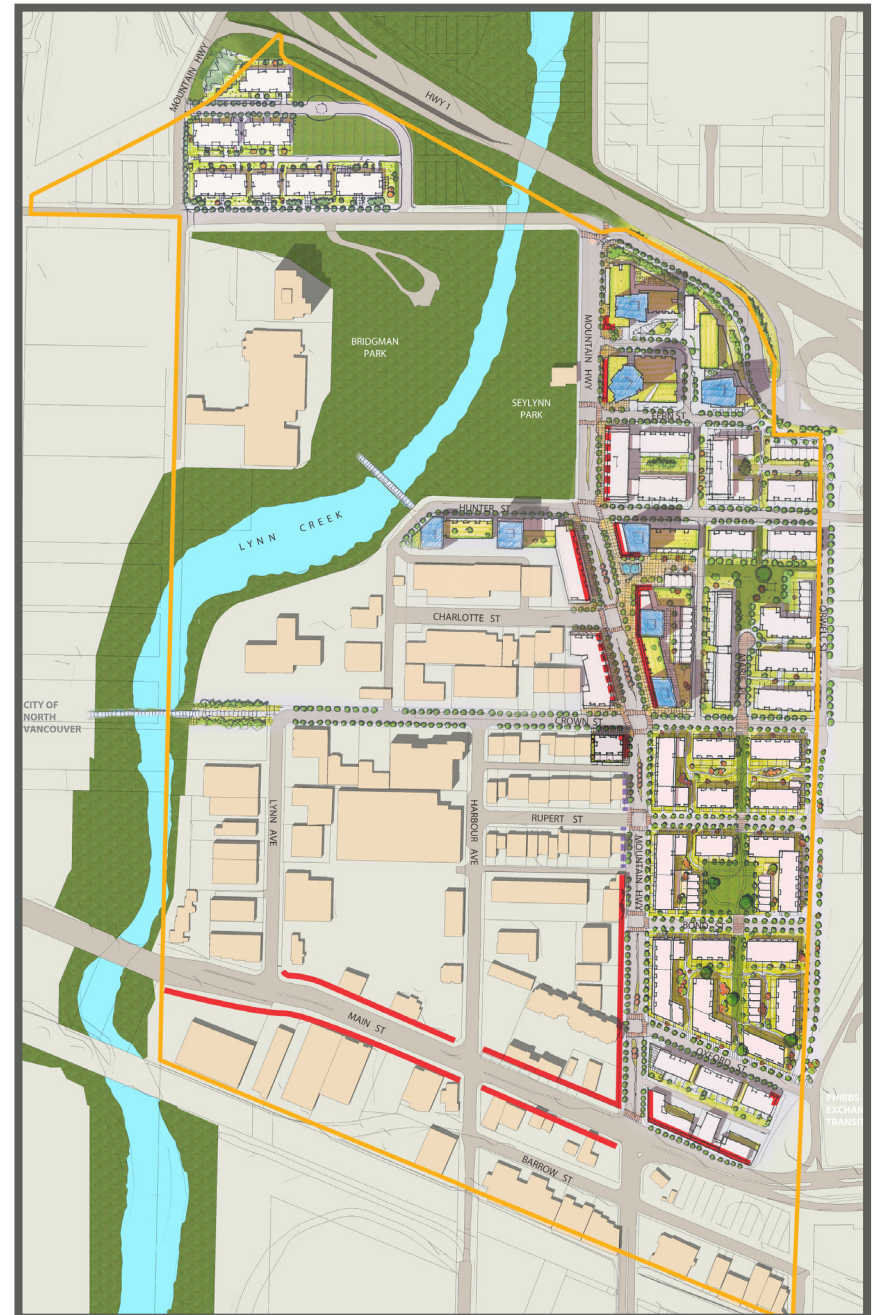
CONTEXT



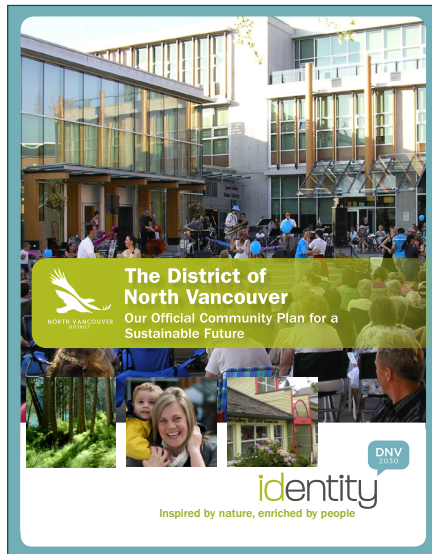
Contextual Aerial Photo



*Town Centre Concept Plan
(From the LLTC Implementation Plan)*

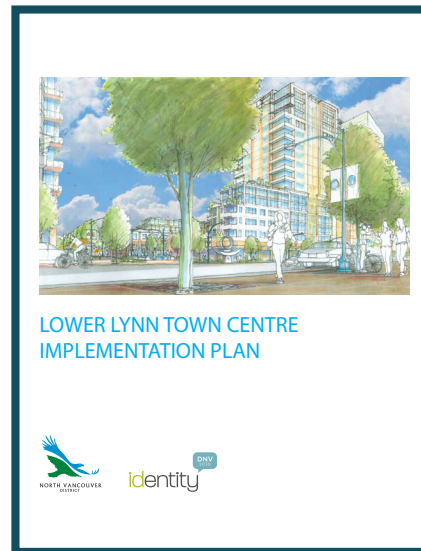


PROCESS



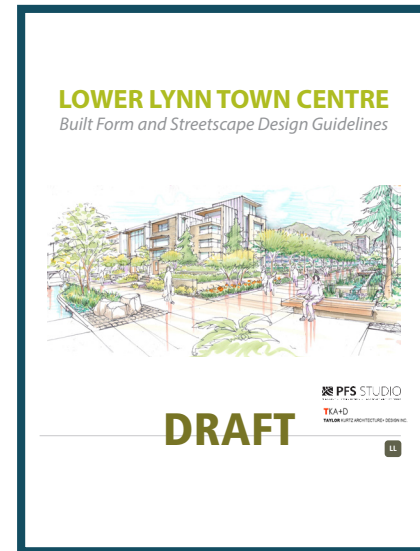
OCP Vision, Town
Centre Policies

2011



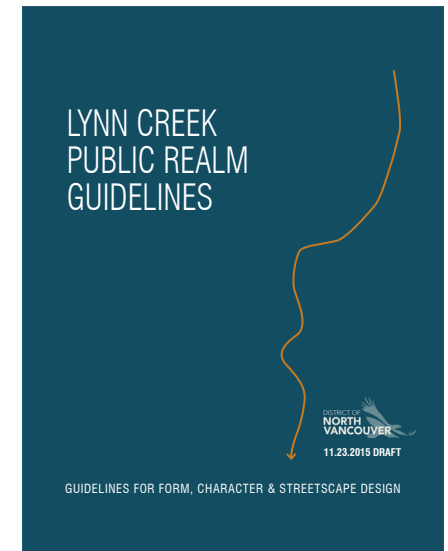
Town Centre
Implementation
Plan

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

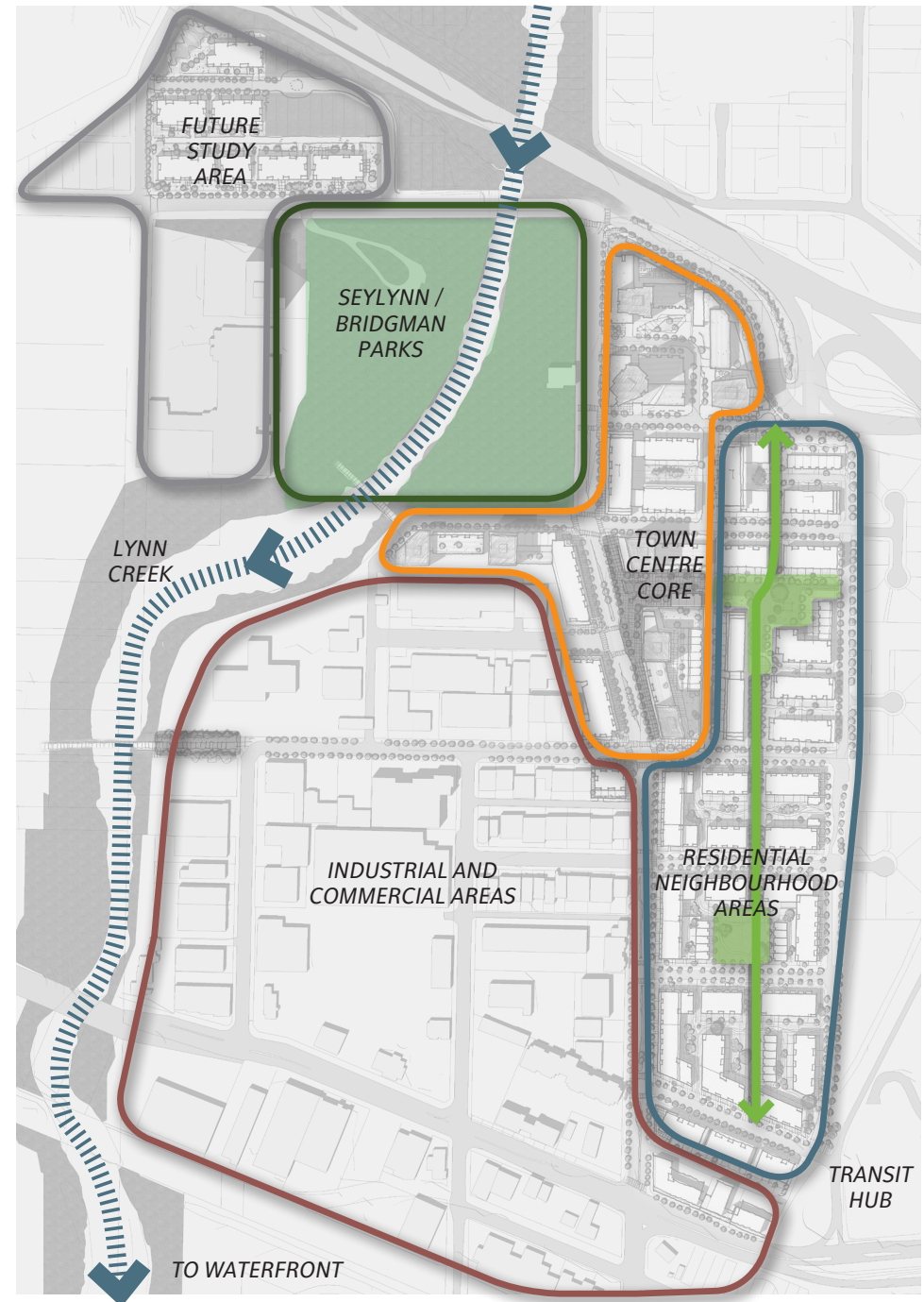
CONCEPT

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

Town Centre Concept
↑ N



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

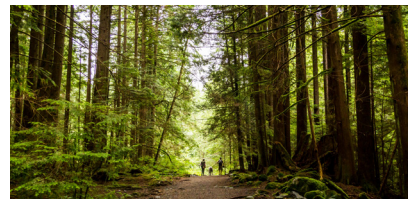
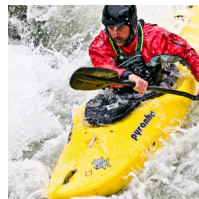
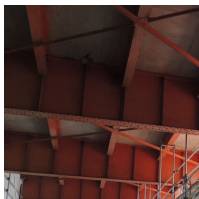
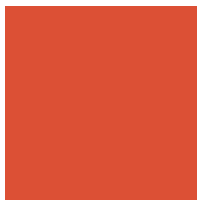
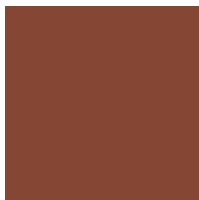
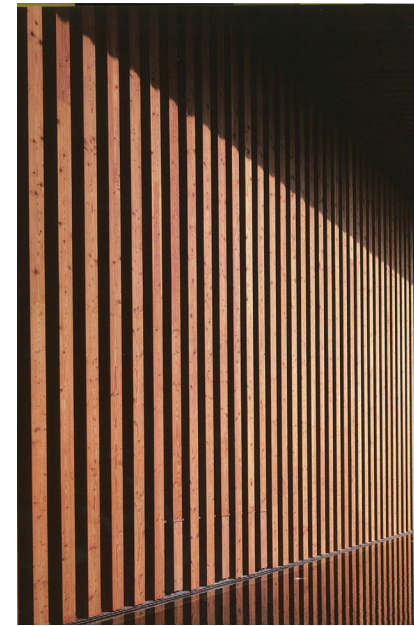
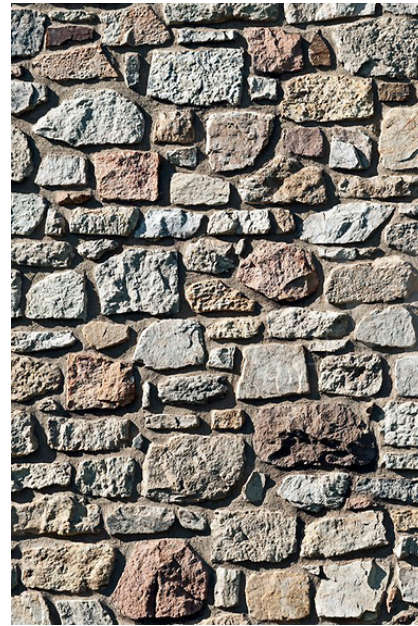


Healthy Tree Growth and Canopy



UNIFYING DESIGN ELEMENTS

EXAMPLE MATERIALS AND COLOURS



PARKS AND OPEN SPACES

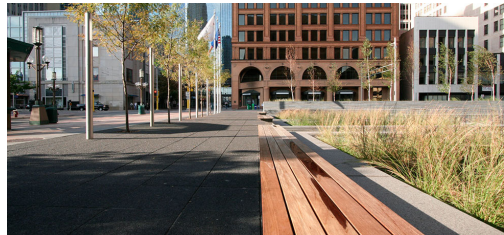


- Pedestrian and Cycling Connections
- Future Trail Greenway Connections
- Urban Plazas & Generous Sidewalks
- Pedestrian Green Spine
- Neighbourhood Parks

- 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

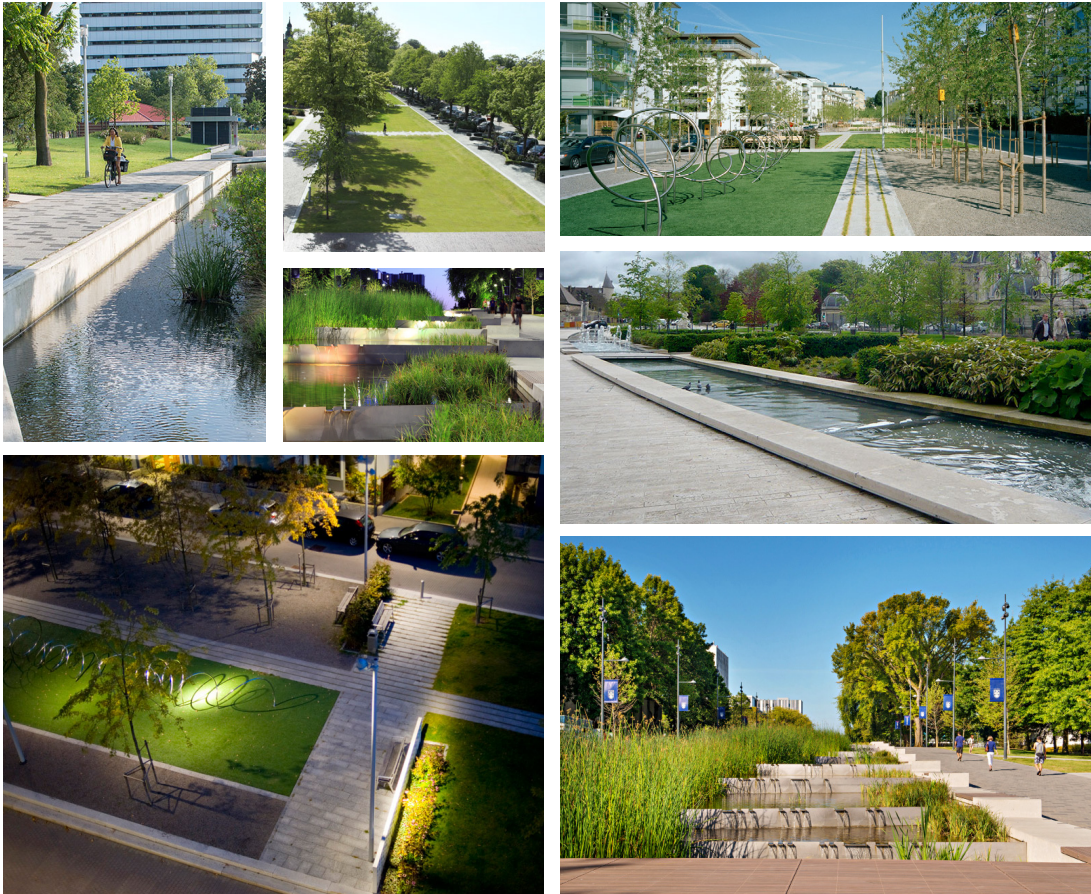


Marie Place Neighbourhood Park

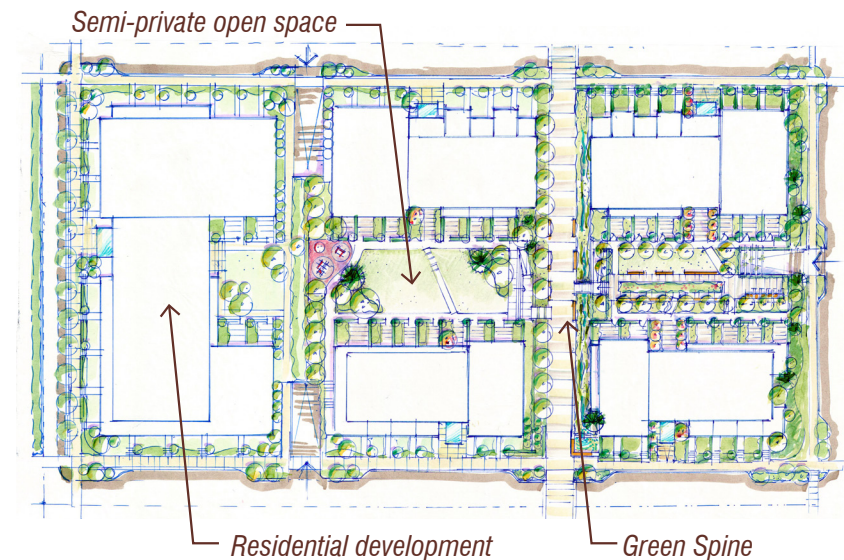


PARKS AND OPEN SPACES

Mid-Block Pedestrian Spine and New Local Neighbourhood Park

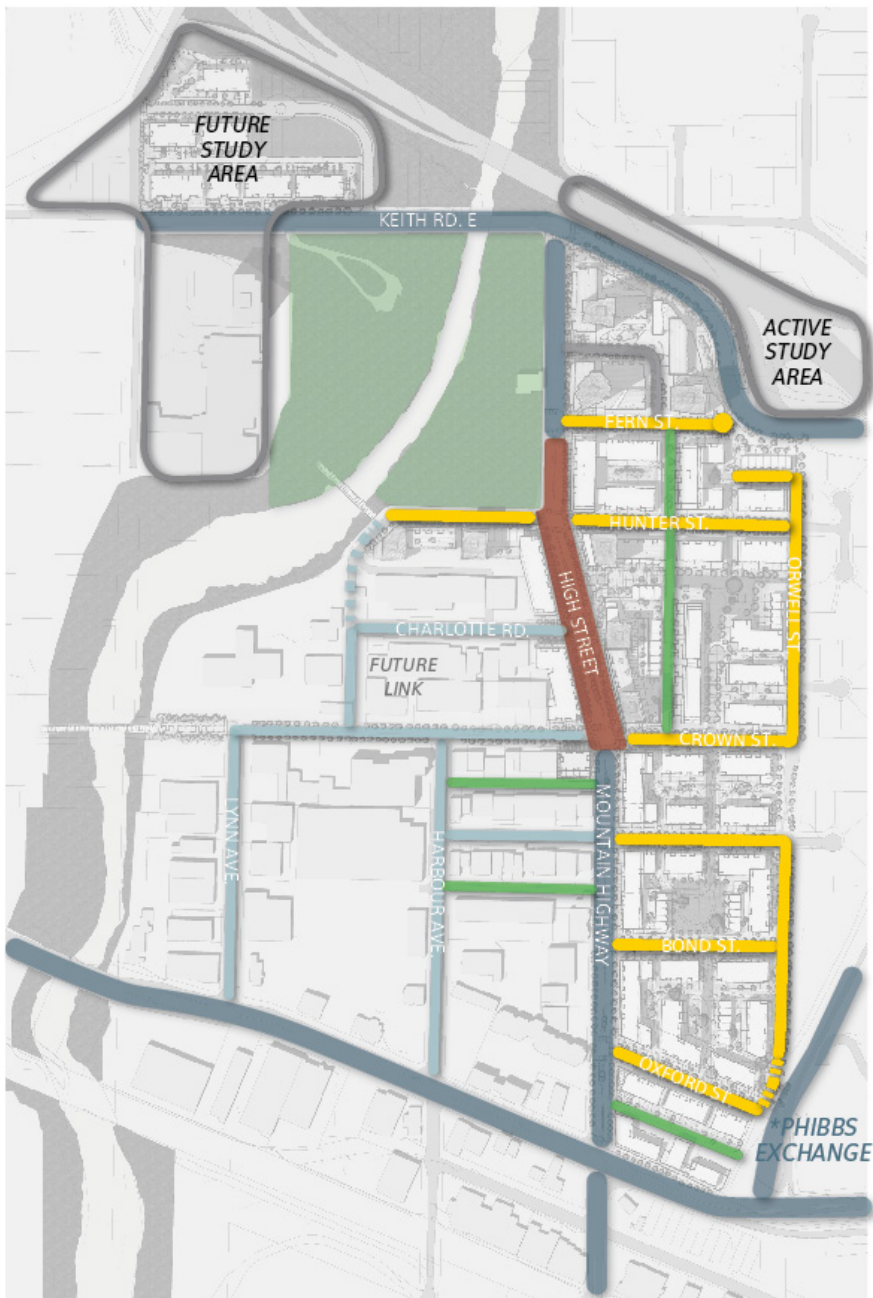


Semi Private Open Spaces



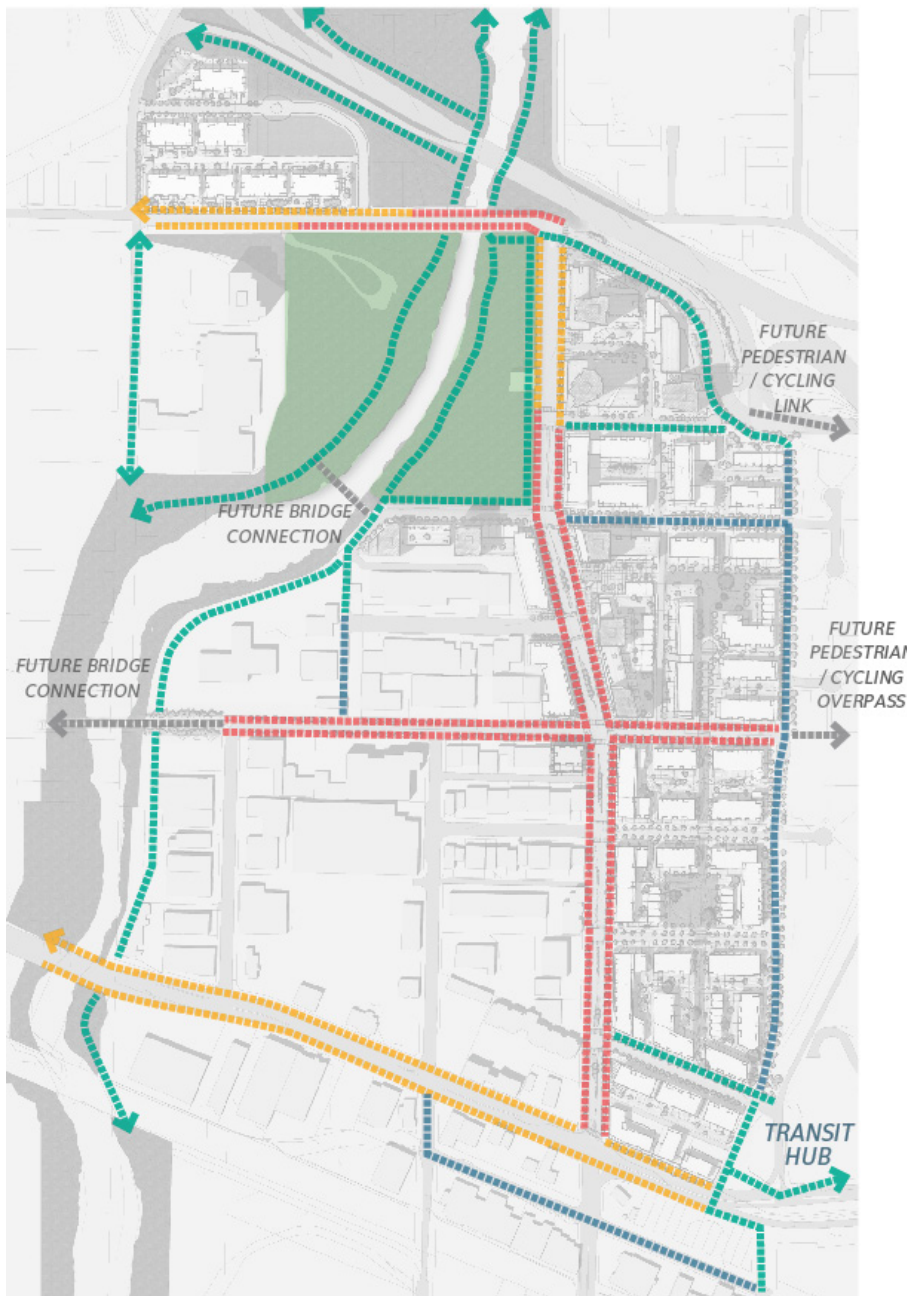
STREETS

Hierarchy of Streets



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

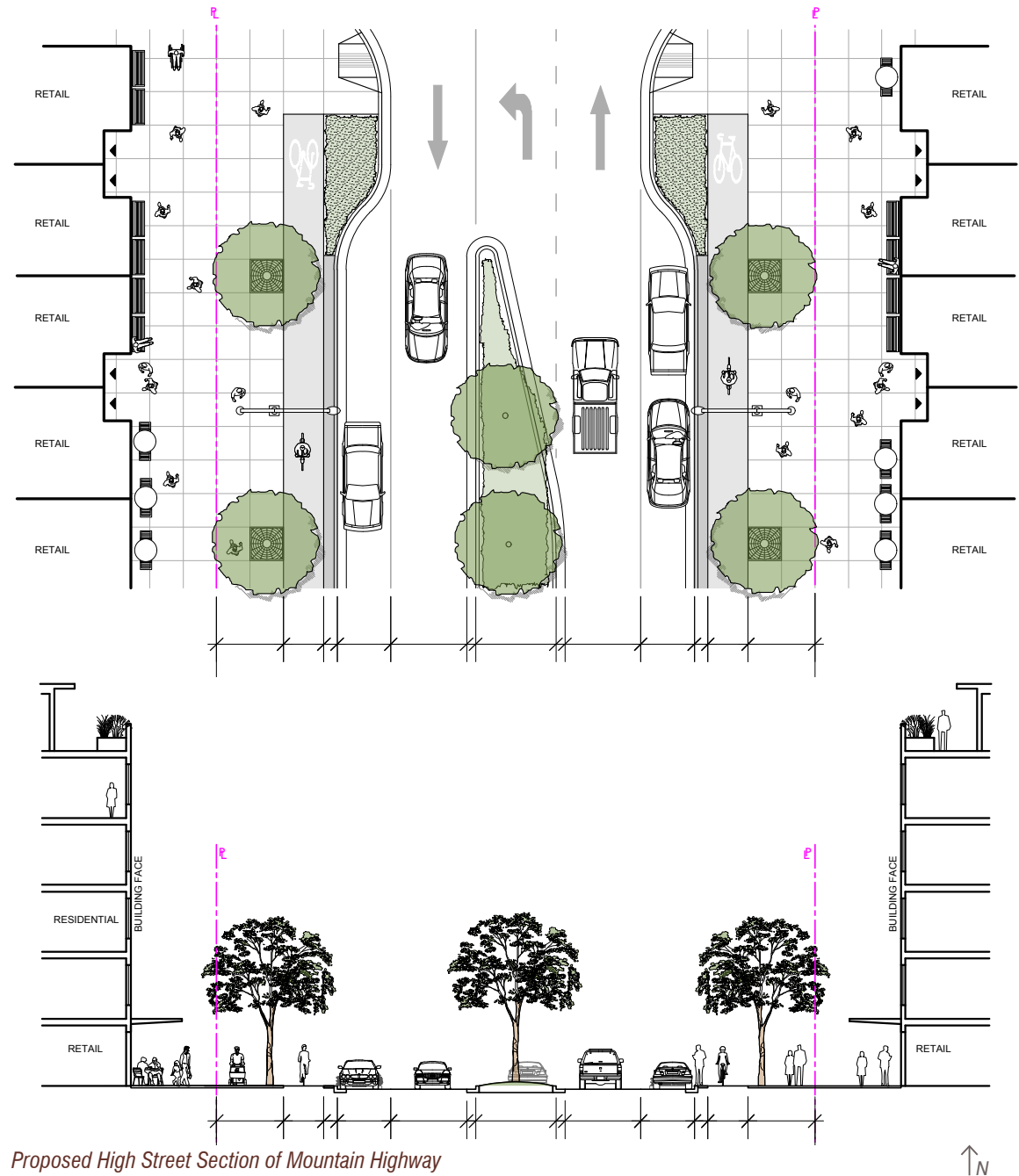
Bike Network



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



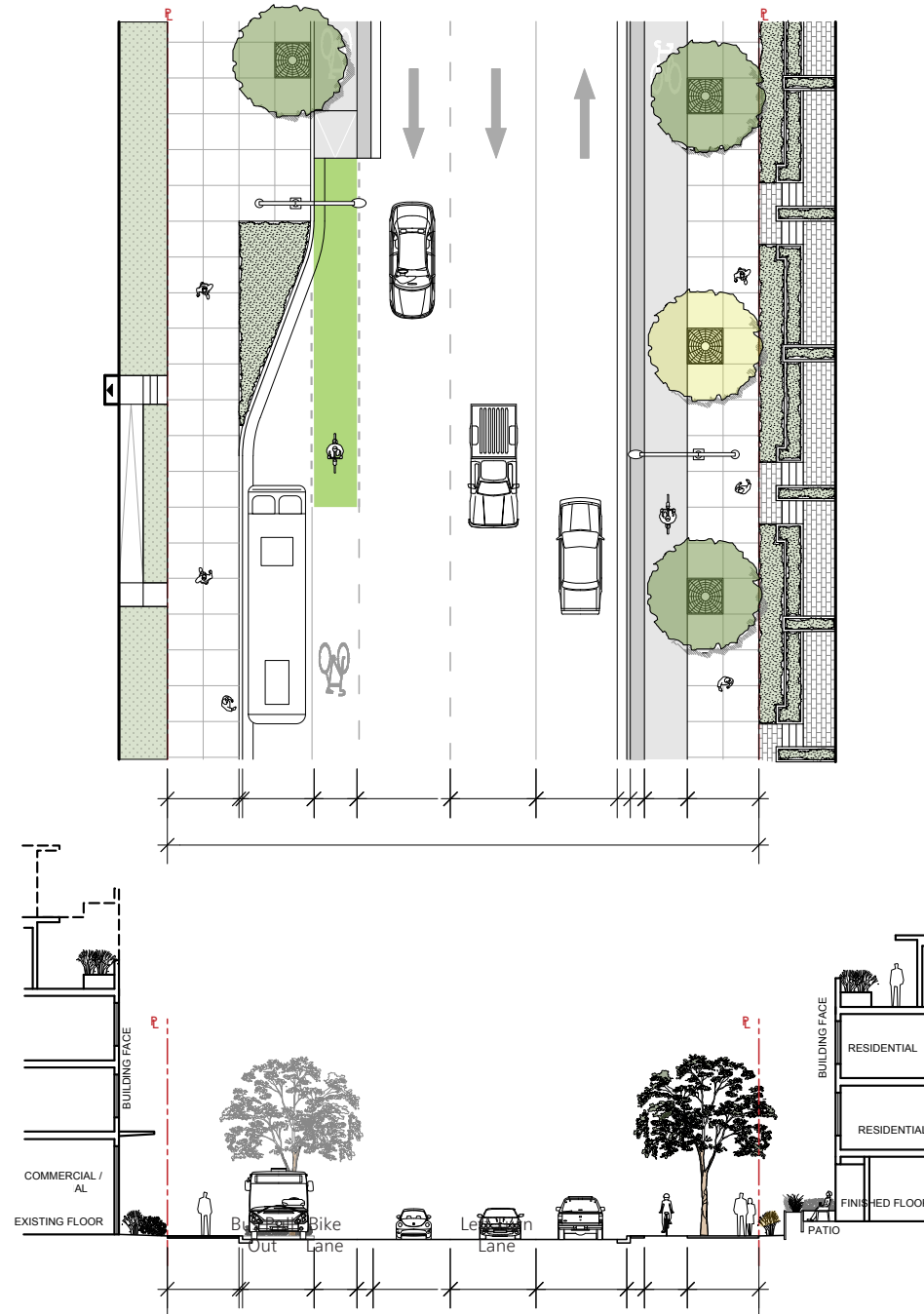
HIGH STREET



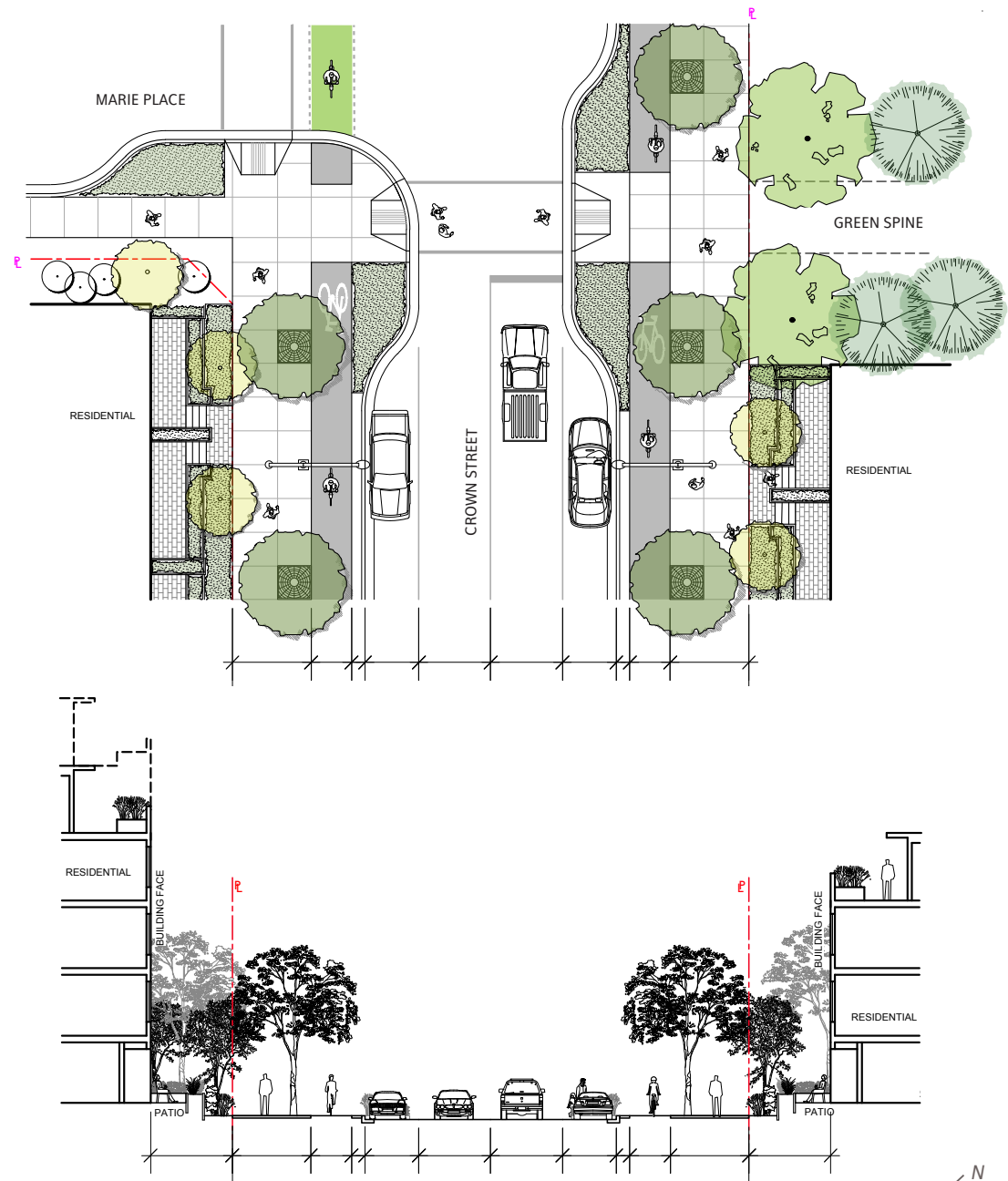
Proposed High Street Section of Mountain Highway



MOUNTAIN HIGHWAY (TYPICAL)

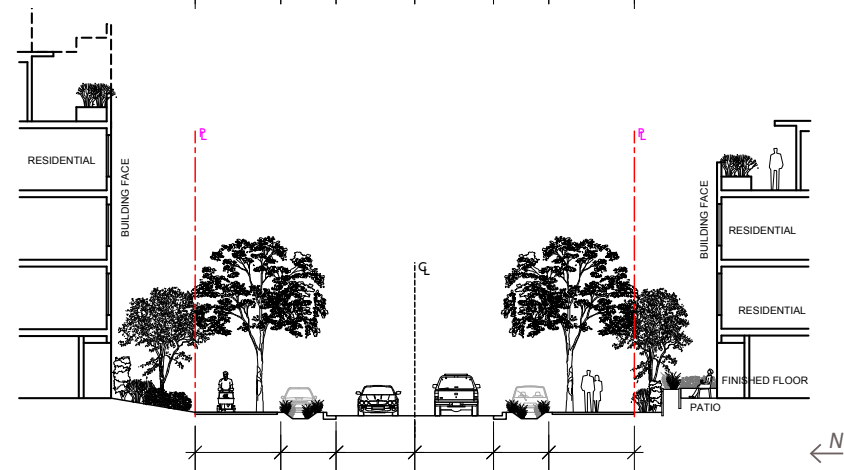
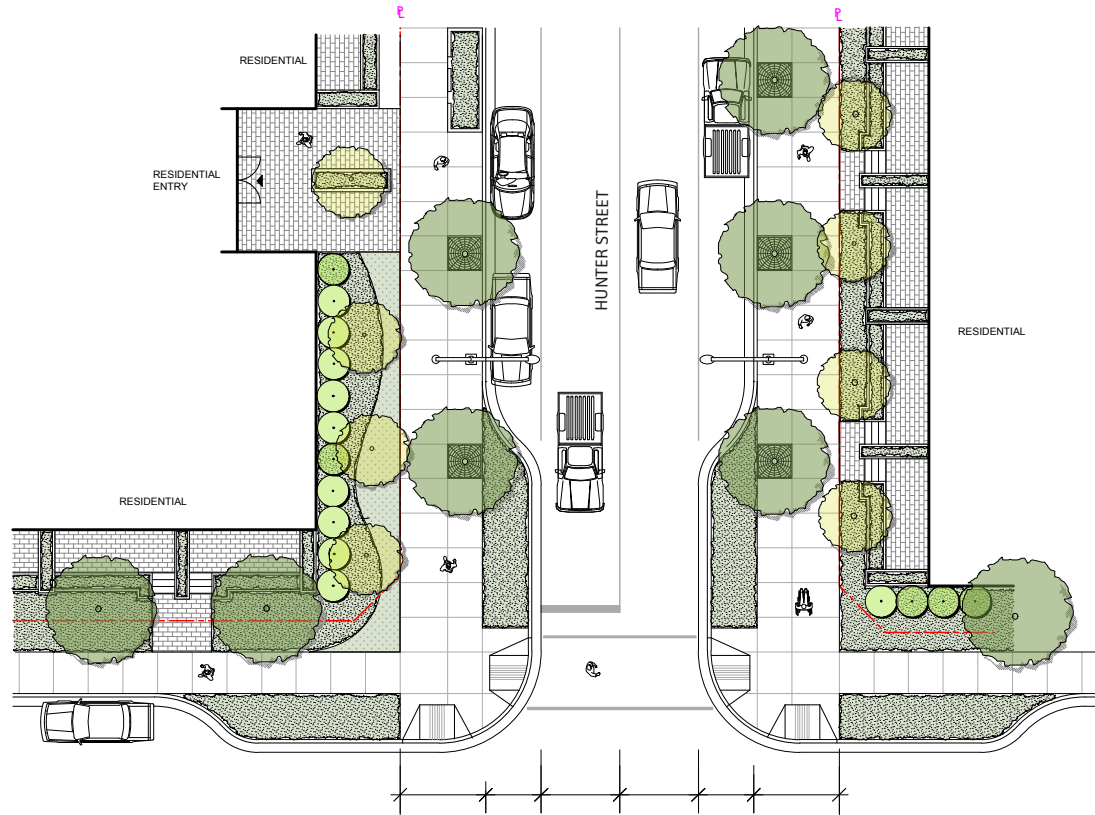


CROWN STREET



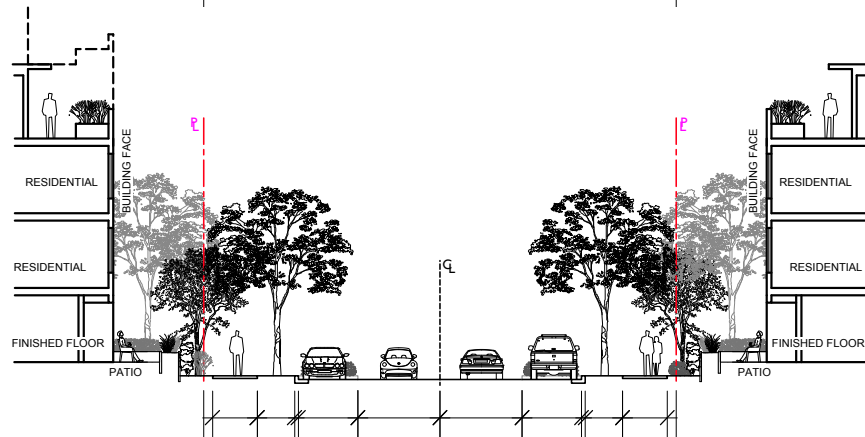
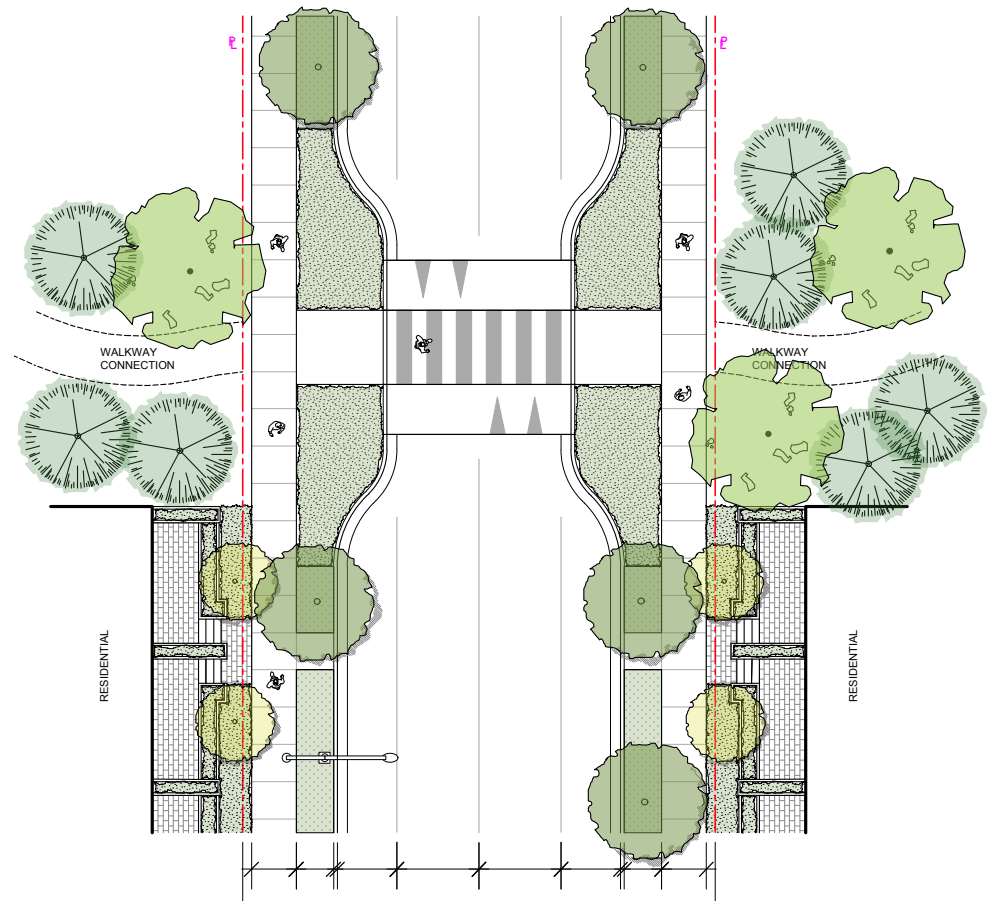
Proposed Crown Street - East of Mountain Highway

HUNTER STREET



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

TYPICAL RESIDENTIAL STREETS



SITE FURNISHINGS

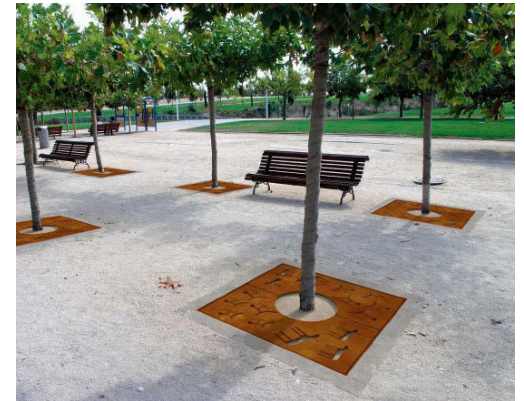
Seating



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



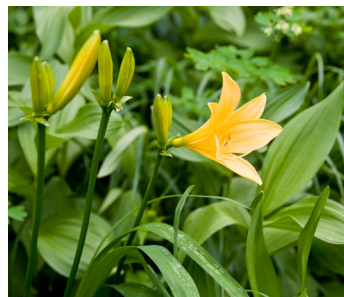
Silver Sage



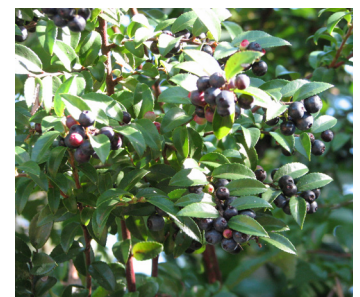
Blue Fescue



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



01/18/2016