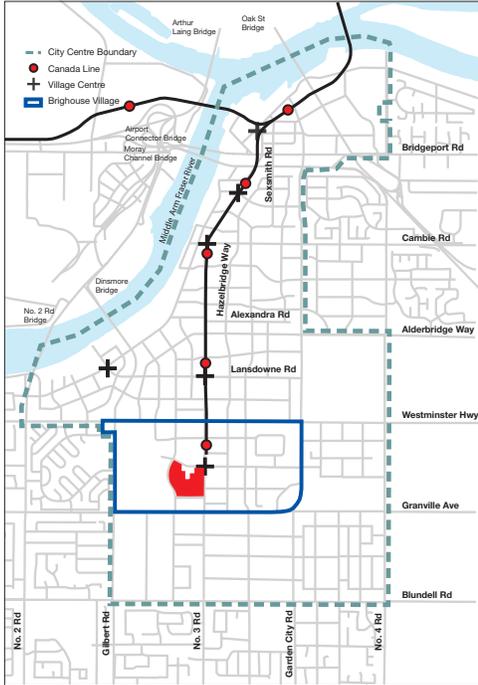


## 3.3 Special Precinct Guidelines

### 3.3.1 Special Precinct 1.0

#### Richmond Centre South (Brighouse Village)



This special precinct is envisioned as an animated, high density, high-rise, mixed use, urban place comprised of four distinct character areas:

- Two commercial “High Streets” offering a lively mix of pedestrian-friendly, public/private, outdoor/indoor, places to shop and play; and
- Two “Green Streets” bridging between the busy downtown and adjacent residential, civic, and park uses.

#### **Predominant Land Uses:**

- *Mixed Residential/Commercial, including stand-alone affordable housing buildings*

#### **Key Land Use Restrictions:**

- *Pedestrian-Oriented Retail Precinct designation requires small commercial units along designated frontages*

#### **Maximum Net Density:**

- *3.15 FAR, including affordable housing*

#### **Maximum Typical Height:**

- *45 m (148 ft.)*

## High Streets



A. No. 3 Road



B. Park Road

## Green Streets



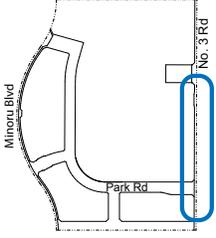
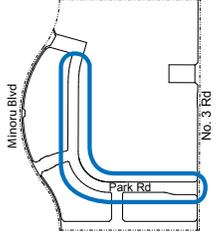
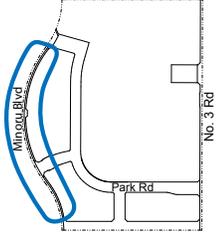
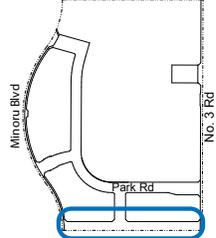
C. Minoru Boulevard



D. Civic Promenade



*Possible massing at 3.15 FAR (including affordable housing) showing the precinct’s distinctive high-rise courtyards, accommodating large, family-friendly rooftop outdoor spaces, framed by slim towers that fan out from an animated pedestrian-oriented retail high street and central public plaza.*

Special Precinct 1.0	High Streets		Green Streets	
	A. No. 3 Road	B. Park Road	C. Minoru Boulevard	D. Civic Promenade
<b>Richmond Centre South (Brighthouse Village)</b>				
A. Typical Distribution of Uses	<ul style="list-style-type: none"> <li>Underground: Parking.</li> <li>Ground: Pedestrian-oriented retail &amp; limited lobbies.</li> <li>Above: Residential.</li> </ul>		<ul style="list-style-type: none"> <li>Underground: Parking.</li> <li>Ground: Townhouses &amp; limited lobbies.</li> <li>Above: Residential.</li> </ul>	<ul style="list-style-type: none"> <li>Underground: Parking.</li> <li>Ground: Lobbies &amp; limited pedestrian-oriented retail.</li> <li>Above: Residential.</li> </ul>
B. Maximum City Block Size	As defined by the Plan's proposed public street and pedestrian linkages networks, together with lanes and mews as required to achieve a roughly 100 m (328 ft.) circulation grid.			
C. Minimum Net Development Site	2.8 ha (7.0 ac).			
D. Net Development Site Coverage	90% max. exclusive of streets & open spaces secured for public access with Statutory Right-of-Ways (SRW).			
E. Maximum Building Height	45 m (148 ft.).			
F. Towers:	<ul style="list-style-type: none"> <li>Tower Spacing</li> </ul>	<ul style="list-style-type: none"> <li>Tower Spacing</li> </ul>	<ul style="list-style-type: none"> <li>Tower Spacing</li> </ul>	
	<ul style="list-style-type: none"> <li>Tower Width</li> </ul>	<ul style="list-style-type: none"> <li>Tower Width</li> </ul>		
	<ul style="list-style-type: none"> <li>Tower Floorplate</li> </ul>			
G. Habitable Floor Elevation	<ul style="list-style-type: none"> <li>Retail &amp; Lobbies: 0.3 m (1.0 ft.) above the crown of the fronting street.</li> </ul>	<ul style="list-style-type: none"> <li>Retail &amp; Lobbies: 0.3 m (1.0 ft.) above the crown of the fronting street.</li> </ul>	<ul style="list-style-type: none"> <li>Lobbies: 0.3 m (1.0 ft.) above the crown of the fronting street.</li> </ul>	<ul style="list-style-type: none"> <li>Retail &amp; Lobbies: 0.3 m (1.0 ft.) above the crown of the fronting street.</li> <li>Other residential: 2.9 m (9.5 ft.) GSC.</li> </ul>
H. Minimum Setbacks	<ul style="list-style-type: none"> <li>Underground: Nil</li> <li>Elsewhere: 6.0 m (19.7 ft.) to lot line &amp; greater at lobbies/primary entrances</li> <li>Flex Zone: Setbacks may be reduced by:                             <ol style="list-style-type: none"> <li>1/3 for 50% of the ground floor frontage if compensated for with public plaza of equivalent size;</li> <li>1/2 for 50% of the upper floor frontage.</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>Underground: Nil.</li> <li>Plaza: 1.5 m (4.9 ft.) to SRW boundary.</li> <li>Street: 7.5 m (24.6 ft.) east of plaza &amp; 5.5 m (18.0 ft.) elsewhere measured to curb face (i.e. setback includes sidewalk &amp; parking).</li> <li>Flex Zone (east of plaza only): Setbacks may be reduced by 2.0 m (6.6 ft.) for 20% of ground floor &amp; 50% of upper floor frontages.</li> </ul>	<ul style="list-style-type: none"> <li>Underground: Nil.</li> <li>Elsewhere: 4.5 m (14.8 ft.) to the lot line or 2.0 m (6.6 ft.) to the back of the sidewalk (whichever is greater), EXCEPT greater at lobbies &amp; primary entrances.</li> </ul>	<ul style="list-style-type: none"> <li>Underground: Nil.</li> <li>Tower: 2.0 m (6.6 ft.) to lot line, EXCEPT setback may be reduced to 0.5 m (1.6 ft.) above the ground floor.</li> <li>Pedestrian-Oriented Retail: 0.5 m (1.6 ft.).</li> <li>Elsewhere: 6.0 m (19.7 ft.) to lot line.</li> <li>Note: Sidewalk SRW encroaches into lot by 0.5 m (1.6 ft.).</li> </ul>
I. Build-to-Lines	<ul style="list-style-type: none"> <li>Setbacks should typically be treated as build-to-lines.</li> <li>High Street "Flex Zones" are intended to contribute towards more varied &amp; animated public spaces &amp; built forms.</li> </ul>			
J. Preferred Frontage Treatments	<ul style="list-style-type: none"> <li>"Shopfront &amp; Awning".</li> </ul>	<ul style="list-style-type: none"> <li>"Shopfront &amp; Awning".</li> </ul>	<ul style="list-style-type: none"> <li>"Stoops &amp; Porches".</li> <li>"Lawn &amp; Garden".</li> </ul>	<ul style="list-style-type: none"> <li>"Lawn &amp; Garden".</li> </ul>
K. Landscape Considerations	<ul style="list-style-type: none"> <li>A broad sidewalk framed by large trees, public seating, and amenities enhance No. 3 Road as premier retail avenue &amp; key civic space.</li> </ul>	<ul style="list-style-type: none"> <li>Narrow sidewalks, a public plaza &amp; special boulevard &amp; Flex Zone features confer an intimate scale &amp; vibrant retail character.</li> </ul>	<ul style="list-style-type: none"> <li>A park-like street is enhanced &amp; expanded with terraced planting &amp; landscape features that convey a garden-like character to the built form.</li> </ul>	<ul style="list-style-type: none"> <li>A narrow, pedestrian-oriented City street lined with lushly-planted courtyard gardens.</li> </ul>
L. Built Form Considerations	<ul style="list-style-type: none"> <li>Continuous retail enhanced by a bold, articulated &amp; diverse architectural expression creates a signature image for No. 3 Road.</li> </ul>	<ul style="list-style-type: none"> <li>Intimate scale &amp; articulated mixed-use buildings contribute towards a distinct local retail experience.</li> </ul>	<ul style="list-style-type: none"> <li>Dynamic, terraced streetwall buildings punctuated by widely spaced, slim towers &amp; gateway features.</li> </ul>	<ul style="list-style-type: none"> <li>Recessed streetwall buildings punctuated by widely spaced, slim towers set close to the sidewalk.</li> </ul>
	<ul style="list-style-type: none"> <li>Form &amp; character of stand-alone affordable housing buildings must be to the same level of quality as other uses.</li> </ul>			

### 3.3.1 Special Precinct 1.0

#### Richmond Centre South (Brighthouse Village)

##### Development Features:

1. **Streetwalls:** Layered streetwalls, ranging in height from 5.0 m (16.4 ft.) to 30.5 m (100 ft.), break down the building mass vertically and horizontally and, together with variations in articulation, colour, materials, and fenestration, impart a vibrancy and fine grain to the streetscape.
2. **Flex Zone:** Varied setbacks and upper floor projections add to the street’s visual interest and define large/small outdoor spaces and plazas for public/private uses (e.g., dining), socializing, play, public art, seating, and public amenities.
3. **Towers:** Slim, regular tower slabs set perpendicular to the street imparts an order to the streetscape.
4. **Gateway Features:** An articulated tower at the Cook Road corner visually reinforces this location as the Village centre, while reduced building height at the site’s south end opens up views to Richmond City Hall and its significant trees.
5. **Retail Ground:**
  - Permeability and legibility are enhanced with a hierarchy of building entrances and transparent storefront glazing to active retail interiors.
  - A continuous animated retail frontage lines the high street, including frequent individual shop entrances, varied styles of fixed/operable display windows, and multi-tenant retail entrances enhanced with forecourts and pedestrian amenities.
  - Residential lobbies must be limited and must enhance the retail street with landscaped features and amenities.
6. **Landscape:** A high quality, elegant hardscape is enhanced with trees, planters, street furniture, public art, and special features.

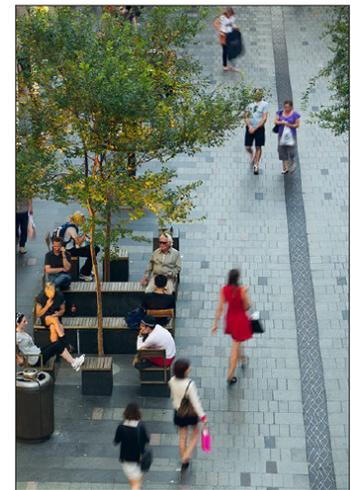
## High Streets

### A. No. 3 Road

*Richmond Centre South (Brighthouse Village) is intended to contribute towards No. 3 Road’s development as a “great street” and Richmond’s preeminent retail avenue through the combination of a bold streetwall, varied architectural expression, landmark features, and continuous pedestrian-oriented shops, amenities, public art, and landscaping.*



*Regular Pattern of Slim Towers*



*Active Retail Flex Zone & High-Amenity Landscape*



*Varied Heights & Setbacks*

### 3.3.1 Special Precinct 1.0

#### Richmond Centre South (Brighthouse Village)

##### Development Features:

1. **Streetwalls:** A stepped form unifies Park Road and ties together 3 sub-areas:
  - *South Leg:* A 2-storey façade lines both sides of the street, stepping up to mid-rise and tower forms behind.
  - *Plaza:* The south leg’s streetwall is extended in a bold arc that defines the plaza’s south side, reinforced by horizontal balconies and articulations.
  - *North Leg:* As the street narrows the streetwall rises, creating a sense of enclosure that is reinforced by the building’s lively vertical expression.
2. **Flex Zone:** Along the South Leg, the public sidewalk is expanded with a public/private zone suitable for café seating and retail displays, while upper floor projections add visual interest.
3. **Towers:** Slim towers fan out around the high street and plaza to enhance daylight and create a distinctive skyline feature.
4. **Retail Ground:** Continuous small-scale shops line the high street. Residential lobbies are limited and provide small forecourts and public amenities (e.g., art, seating) that enhance the high street.
5. **Community “Living Room”:** A flexible, year-round, outdoor space for dining, shopping, socializing, relaxing, entertaining, and playing, comprising:
  - At least 2,023.4 m<sup>2</sup> (0.5 ac) in size;
  - Hard/soft landscaping and special features supporting year-round use;
  - Multi-modal mobility hub integrated with underground parking/services;
  - Animated retail/restaurant edges; and
  - Public art, seating, and amenities.
6. **Back-of-House:** Necessary service uses and above-grade parking along the North Leg are made pedestrian-friendly and visually engaging with high quality materials, artful design features, and special street design features (e.g., catenary lighting, curb-less design).

## High Streets

### B. Park Road

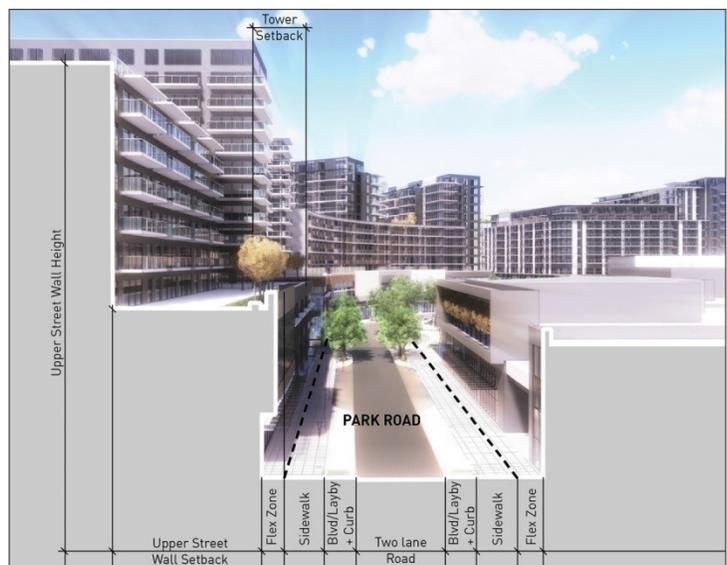
*Richmond Centre South (Brighthouse Village) is intended to contribute towards the establishment of a distinct downtown marketplace through a combination of intimate streetscapes, small-scaled shops, residential above, and a vibrant community “living room” in the form of a large central plaza.*



Community “Living Room” Plaza



Dynamic Back-of-House Uses along North Leg



South Leg with Cafe-Friendly Flex Zone

### 3.3.1 Special Precinct 1.0

#### Richmond Centre South (Brighthouse Village)

##### Development Features:

1. **Streetwall:** A highly articulated, low-rise streetwall (4 storeys typical) enhances the distinctive arc of Minoru Boulevard. Mid-rise forms are generally set well back from the street. Townhouses with stoops, in combination with tower lobbies, forecourts, and special entry features (e.g., public seating, glass canopies, and water features) provide for an appealing, pedestrian-friendly streetscape.
2. **Towers:** Slim, widely spaced towers punctuate the streetwall and extend to grade to vary the rhythm of the streetwall.
3. **Vertical Garden:**
  - Building articulations, podium and mid-rise rooftops, balconies, and terraces support a varied and visually appealing pattern of trees, planting, and landscape features that impart a “vertical garden” character and can be enjoyed by building occupants and from nearby buildings and the street.
  - A varied palette of trees and plants provides for year-round colour and visual interest, contributes towards the downtown’s urban forest, and offers wildlife and pollinator habitat.
  - Garden designs provide for ease of maintenance (to avoid overburdening building residents and ensure the health and longevity of the landscape) by including features that allow for lower maintenance and easy access and upkeep.
4. **Gateway Features:** Entrances to the precinct’s Park Road high street are marked at Murdoch Avenue and Minoru Gate with broad walkways framed by a double row of trees and special architectural features that take into consideration, among other things, views along Minoru Boulevard.

## Green Streets

### C. Minoru Boulevard

*Richmond Centre South (Brighthouse Village) is intended to enhance Minoru Boulevard as a key route linking the public and neighbours with park and civic amenities by making the landscape the predominant feature of the development’s architectural expression.*



*Family-Friendly Rooftop Courtyards*



*Vertical Gardens*



*Pedestrian-Oriented Urban Townhouses*



*Slim Towers & Gateway Features*

### 3.3.1 Special Precinct 1.0

#### Richmond Centre South (Brighthouse Village)

##### Development Features:

1. **Streetwalls:** An elegant, low-rise streetwall (3 storeys typical) is recessed to provide a backdrop for public gardens. Mid-rise forms are set well back from the street.
2. **Towers:** Slim, “light”, refined towers:
  - Are widely spaced to maximize views and daylight towards the north;
  - Pull close to the sidewalk (in front of the recessed streetwall) to vary the rhythm of the streetscape and frame the garden spaces;
  - Extend to grade on slim columns and/or in the form of glassy lobbies that are designed to visually blur the line between indoors and out; and
  - Are articulated above grade with projecting balconies, cantilevered roofs, and similar features above the sidewalk (secured by SRW) to impart texture, varied expression, and a finer grain.
3. **Public Gardens:** A variety of planting forms, including informal groupings of trees and indigenous plants and shrubs, changes in grade, water, and related landscape features complement the adjacent City Hall landscape, visually expand the public realm, make the gardens and fronting walkways attractive year-round, contribute towards the downtown’s urban forest, and provide for wildlife/pollinator habitat.
4. **Ground Floor Uses:**
  - Lobbies and public gardens preferred.
  - Restaurant/retail uses are encouraged near No. 3 Road, together with outdoor seating/dining within the “public garden” area.
  - Townhouses and amenity space are discouraged. Parking entrances and services uses must be minimized and are discouraged near City Hall.

## Green Streets

### D. Civic Promenades

*Richmond Centre South (Brighthouse Village) is intended to enhance Richmond’s civic precinct, including City Hall, its plaza, significant trees, and linkages with Minoru Park, by contributing towards the street’s development as a park-like, pedestrian promenade.*



*Public Promenade & Amenities*



*Slim Towers & Indoor/Outdoor Lobbies*



*Low-Rise Streetwall set back along the Promenade*

### 3.3.2 Special Precinct 2.0

#### Lansdowne Centre (Lansdowne Village)



This special precinct is intended to provide significant public amenities and to animate a high/medium density, mixed use development at the “Centre of the Centre”.

**Predominant Land Use:**

- *Mixed Residential Commercial, with 73% of development concentrated within 400 m of Lansdowne Station*

**Key Land Use Restrictions:**

- *Small commercial units along designated Pedestrian-Oriented Retail frontages*

**Maximum Net Density:**

- *Varies. 2.77 FAR blended over the subject site*

**Maximum Typical Height\*:**

- *Station District: 45 m (147 ft.)*
- *Centre Park Neighbourhood: 35 m (114 ft.), except a limited number of buildings may be 45 m (147 ft.)*
- *Kwantlen Neighbourhood: 25 m (82 ft.)*

*\*unless otherwise restricted by Airport Zoning Regulations (AZR)*

## Special Precinct Character Areas

The special precinct is comprised of three distinct character areas that are linked together along their south edges by a contiguous network of parks and public open spaces.



**Station District**

*A mixed residential-commercial node that is anchored by Lansdowne Station and Civic Plaza, and framed by two pedestrian-oriented retail precinct high streets.*



**Centre Park Neighbourhood**

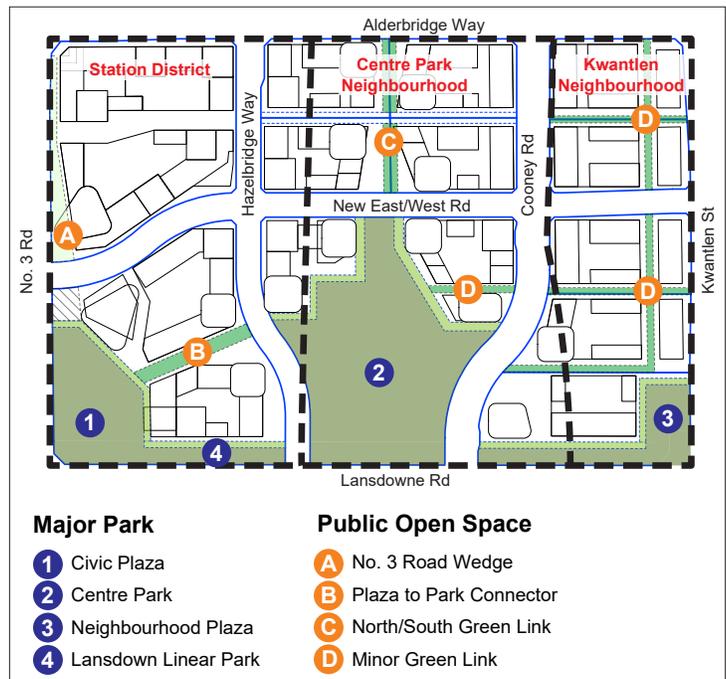
*A primarily residential neighbourhood that is characterized by its relationship with the precinct’s major city servicing green space, Centre Park.*



**Kwantlen Neighbourhood**

*A medium density, quieter neighbourhood near Kwantlen Polytechnic University (KPU).*

## Special Precinct Character Areas & Major Park and Public Open Space Plan



	Station District	Centre Park Neighbourhood	Kwantlen Neighbourhood
A. Typical Distribution of Uses	<ul style="list-style-type: none"> <li>Underground: Parking (1-2 levels).</li> <li>Ground: Pedestrian-oriented retail, restaurant, entertainment, community uses and limited lobbies. Excludes large floor plate commercial units.</li> <li>Above: Retail, commercial, office, community uses, residential.</li> </ul>	<ul style="list-style-type: none"> <li>Underground: Parking (1-2 levels).</li> <li>Ground: Townhouses and limited lobbies.</li> <li>Above: Residential.</li> </ul> Pedestrian-oriented commercial and community uses permitted.	
B. Maximum City Block Size	As defined by public streets, mews, Major Park and/or public open space areas.		
C. Minimum Net Development Site Size	Minimum 6,000 m <sup>2</sup> (1.4 ac.).		
D. Net Development Site Coverage	90% exclusive of public open spaces and mews secured for public access with Statutory Right-of-Ways (SRW).		
E. Maximum Building Height	45 m (147 ft.).	35 m (114 ft.), except may increase to 45 m (147 ft.) in accordance with the 45 m Tower & Landmark Building Location Plan.	25 m (82 ft.).
<ul style="list-style-type: none"> <li>Except where Airport Zoning Regulations (AZR) apply.</li> </ul>			
F. Tower: Spacing	24 m (78 ft.).	35 m (114 ft.), except may be 24 m (78 ft.) where towers do not impact public spaces and design contributes toward more animated public spaces and built forms.	Not applicable.
<ul style="list-style-type: none"> <li>Distribution</li> <li>Floorplate</li> </ul>	As defined by 45 m Tower Location Plan.	650 m <sup>2</sup> (6,997 ft <sup>2</sup> ) above 25 m (82 ft.), except may be increased for office towers and/or where recommended tower spacing requirements are applied and larger floorplates do not impact public spaces.	Not applicable.
		Stepped building forms encouraged for towers to 35 m (114 ft.) height.	Not applicable.
G. Habitable Floor Elevation	Retail & lobbies: 0.3 m (1 ft.) above crown of fronting street.	Lobbies: 0.3 m (1 ft.) above crown of fronting street. Other residential: 2.9 m (9.5 ft.) GSC.	
H. Minimum Setbacks:	Nil.	Nil.	Nil.
<ul style="list-style-type: none"> <li>Underground</li> <li>Roads/Mews</li> </ul>	No. 3 Road: 6 m to 30 m (19–98 ft.).	Mews: 3 m (10 ft.).	
<ul style="list-style-type: none"> <li>Major Park</li> </ul>	Lansdowne Linear Park & Civic Plaza: 8.5 m (27 ft.).	West side of Centre Park: 8.5 m (27 ft.). East side of Centre Park: 11 m (36 ft.).	Lansdowne Linear Park & Neighbourhood Plaza: 8.5 m (27 ft.).
<ul style="list-style-type: none"> <li>Public Open Space</li> </ul>	Between buildings fronting Plaza to Park Connector: minimum 18 m (60 ft.).	Between buildings fronting North/South Green Link: minimum 20 m (65 ft.). Between buildings fronting Minor Green Link: minimum 16 m (52 ft.).	
I. Build-to-Lines	Setbacks should typically be treated as build to lines. More varied and animated built forms along pedestrian-oriented retail streets, Major Park and public open spaces.		
J. Preferred Frontage Treatments	Shopfront and Awning. Options along perimeter roads include Dual Walkway and Stramp (No. 3 Road, Lansdowne Linear Park).	Stoops and Porches, Lawn and Garden, an option of Terrace Units along Alderbridge Way, and limited Shopfront and Awning.	
K. Landscape Considerations	<ul style="list-style-type: none"> <li>Character</li> </ul>	<ul style="list-style-type: none"> <li>Civic oriented urban spaces that can accommodate large pedestrian volumes, temporary/seasonal activities, and casual surveillance by fronting uses.</li> <li>Support pedestrian and cycling routes, including prioritizing crossings (increased room at ground level for waiting and circulation, special paving, etc.).</li> <li>Maximize functional use of building rooftops (landscaping, green roofs, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>Intimate urban spaces that encourage lingering and socializing and provide casual surveillance of the street and public open spaces.</li> </ul>
<ul style="list-style-type: none"> <li>Public Open Space</li> </ul>	Urban plazas accommodate daily use and large crowds during festivals and events.	North/South Green Link: Park-like character visually and physically extends Centre Park. Accommodates full depth planting, a neighbourhood oriented mobility hub, and spaces for small groups to gather (community garden, play spaces, seating).	
	<ul style="list-style-type: none"> <li>No. 3 Road Wedge: Include feature trees to frame the space while maintaining sightlines between Alderbridge Way and Civic Plaza.</li> <li>Plaza to Park Connector: Maintain sightlines between Civic Plaza and Centre Park. Common furnishing, paving and tree canopy.</li> <li>Accommodate a city scale mobility hub (above and below ground elements).</li> </ul>	Minor Green Link: Cohesive park-like character with spaces for small groups to gather.	
<ul style="list-style-type: none"> <li>Major Park</li> </ul>	Incorporate on-site rainwater management provisions (slow & filter, capture & store, celebrate & educate). Park Frontage Enhancement Areas to provide transitions between park and private space and ecological benefits (native, pollinator and adaptive plant and tree species).		
L. Building Form Considerations	Continuous, smaller scale commercial units at ground level along pedestrian-oriented retail streets. "Feature" buildings with associated forecourt spaces may overhang No. 3 Road setback. "Landmark" building elements may overhang Civic Plaza.	High density residential with dynamic architecture framing park and public open spaces and a distinct park like quality (on-site "breezeway", rainwater management strategy).	Intimate residential character and semi-transparent relationship with area's parks and public open spaces. A range of mid-rise building forms.

### 3.3.2 Special Precinct 2.0

#### Lansdowne Centre (Lansdowne Village)

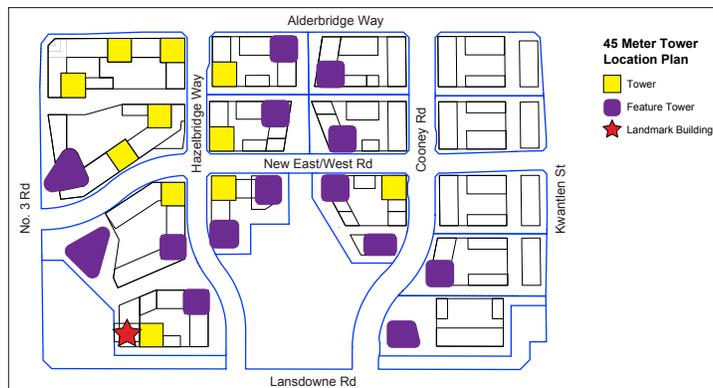
#### Tower Form and Landmark Building Fundamentals:

1. **Massing and Streetwall:** Shall enhance the public realm (solar access, façade modulation, design to promote pedestrian comfort).
2. **Towers (Height: 25 m to 35 m (82 to 114 ft.)):** Stepping and varied building articulation is encouraged to create visual interest, preserve solar access and frame streets and public spaces.
3. **Towers (Height 35 m to 45 m (114 to 147 ft.)):** Shall be located to define park edges and public open spaces, and to create navigation cues.
  - Locations shall be generally as indicated in “45 m Tower & Landmark Building Location Plan” and within a 5 minute walking distance (400 m) of Lansdowne Station.
  - “Feature” towers shall frame park and open space areas (Centre Park, North/South Green Link) and accentuate and draw attention to public gathering spaces along No. 3 Road.
  - “Feature” towers shall be identified by highly unique architecture that goes beyond façade treatments and are encouraged to become signature wayfinding elements and neighbourhood identifiers.
  - Where appropriate, limited portions of towers may extend uninterrupted to grade to engage with the public realm (to announce entry to a public space, mark a visual terminus, highlight an architectural feature).
4. **Landmark Building:** Shall be prominently located at the intersection of No. 3 Road and Lansdowne Road adjacent to Civic Plaza and demonstrate exceptional architectural design (distinctive form and detail, exceptional quality standard, defined skyline, scaled and designed to relate to Civic Plaza).

## A. Tower Form and Landmark Building Fundamentals

*Lansdowne Centre (Lansdowne Village) is intended to use towers, architectural elements and a landmark building to define and enhance the public realm experienced by park and public open space users.*

### 45 m Tower & Landmark Building Location Plan



*Stepped and varied building articulation.*



*“Feature” towers, exhibit unique architectural design.*

### 3.3.2 Special Precinct 2.0

#### Lansdowne Centre (Lansdowne Village)

##### Development Features:

1. **Pedestrian Retail Oriented Streetscape:** Shall contribute to a lively public realm and pedestrian experience, and create transparent relationships with active retail interiors.
  - Large building blocks shall be expressed as smaller, pedestrian-scale commercial storefronts with varied frontages and storefront rhythm.
  - Buildings shall be serviced from within the building and blank walls avoided.
  - Storefront widths should be limited (6 m (20 ft.) where possible).
  - “Feature” building elements may overhang the No. 3 Road setback at/after the third storey.
2. **Major Park Frontage:** Adjacent development shall encourage visual and physical connectivity.
  - Uses along Lansdowne Linear Park shall be active (dining, eating, commercial, public amenity).
  - Commercial and civic uses shall front Civic Plaza and design should include high, transparent floor to ceiling materials and “indoor/outdoor” zones.
  - “Landmark” building elements, that support city programming objectives, may overhang Civic Plaza.
3. **Public Open Spaces:** Shall be flexible, year-round outdoor spaces:
  - A minimum 1,700 m<sup>2</sup> (0.42 ac.) wedge shaped plaza (No. 3 Road Wedge).
  - A broad pedestrian promenade connecting Civic Plaza and Centre Park (Plaza to Park Connector).
  - An above and below grade mobility hub to support efficient transfer between transportation modes.

## B. Station District

Bylaw 10154  
2023/11/27

*Lansdowne Centre (Lansdowne Village) is intended to reflect its key location at the “Centre of the Centre” and to contribute toward No. 3 Road’s designation as a “great street”. Well-defined pedestrian-oriented retail high streets, the prominent Civic Plaza, and transportation options will encourage commerce, gathering, cultural activities, and use of alternative modes of transportation as part of everyday urban life within Station District Neighbourhood.*



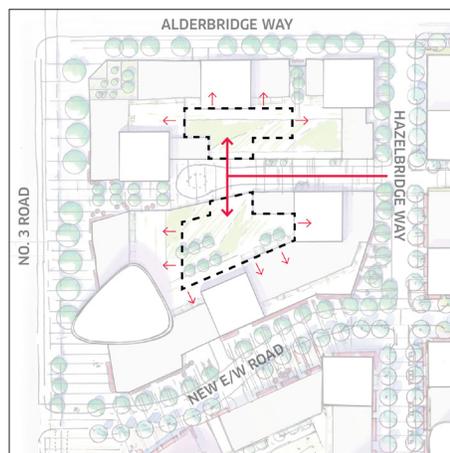
*Urban mixed use high density development.*



*Flexible festival zone uses along No. 3 Road.*



*“Indoor/outdoor” zones.*



*Service large blocks from the “belly” of the building.*



*City Scale Mobility Hub*

### 3.3.2 Special Precinct 2.0

#### Lansdowne Centre (Lansdowne Village)

##### Development Features:

1. **Residential Streetscape:** Shall introduce ground level vibrancy and a close, yet comfortable relationship between developments and abutting street, Major Park and public open space.
2. **Major Park Frontage:** Adjacent development shall frame and enhance the character and quality of the park space.
  - Development should be oriented towards and relate to Centre Park.
  - Where possible, development should incorporate ‘breezeway’ connections to Centre Park and prioritize on-site rainwater management strategies.
3. **Public Open Space:** Shall be accessible and designed for all seasons.
  - North/South Green Link shall include large trees, (unencumbered by parking slab below) and spaces for small groups to gather (seating, play space, community garden).
  - North/South Green Link shall accommodate a neighbourhood oriented mobility hub.
  - All green links shall use high quality, cohesive materials, and incorporate wayfinding cues and spaces for small groups to gather.
  - Building façades along green links shall be designed as a street fronting elevation, project a human scale and be visually interesting (architectural variety, sensitive detailing).
4. **Mews:** Shall be designed and constructed to prioritize pedestrians and cyclists (flanked by residential patios, miniature plazas, secondary lobbies, unified, high-quality hard surface treatment).

## C. Centre Park Neighbourhood

*Lansdowne Centre (Lansdowne Village) is intended to contribute toward a healthy, connected system of parks and public open spaces and includes introduction of Centre Park, the precinct’s major city-wide serving green space that will accommodate daily users as well as large events.*



Central Park



Green Links



Neighbourhood Mobility Hub



Mews

### 3.3.2 Special Precinct 2.0

#### Lansdowne Centre (Lansdowne Village)

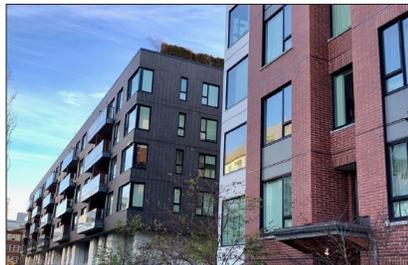
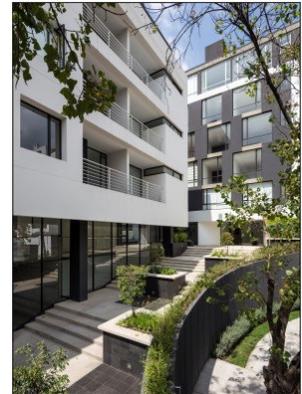
##### Development Features:

1. **Residential Streetscape:** Shall introduce partial transparency to interior spaces and building massing variety and detailing to keep pedestrians' interest along streets, Major Park area and green links.
2. **Major Park Frontage:** Adjacent development shall enhance the active use and quality of the public realm.
  - Development abutting Neighbourhood Plaza shall incorporate active elements along the park edge (active interior uses, patios, stoops, material/color variation, and neighbourhood servicing commercial uses).
  - Adjacent on-site open space and setbacks shall read as an extension of Lansdowne Linear Park landscaping on-site and include pollinator species and year round interest.
3. **Public Open Space:** Minor Green Links (minimum 6 m (19 ft.) width) shall prioritize pedestrians and include high quality, cohesive materials and wayfinding.
  - Minor Green Links shall meet streets and parcel boundaries at grade to prioritize accessibility.
  - Abutting development shall include transitional semi-private outdoor spaces between the public and private realm to provide appropriate separation and privacy.
  - Minor Green Links should include wider pockets to encourage people to linger, sit, and relax.
4. **Built Form:** Shall include a variety of well-articulated urban mid-rise residential building types with varying building heights and architectural forms, including variation within each development site.

## D. Kwantlen Neighbourhood

Bylaw 10154  
2023/11/27

*Lansdowne Centre (Lansdowne Village) is intended to supply a range of housing options, including mid-rise development that is characterized by lower density and building heights, generous park area, a network of green links and semi-transparent relationships between public and residential uses.*



*Varied mid-rise building forms.*



*Green Links, Major Park frontage.*

