Presentation to the Semiahmoo Town Centre Stakeholders Meeting

Update on the Design Guidelines

1. Intent and Application
2. Policy Context
3. Streetscape and Public Realm Guidelines
4. Private Realm Guidelines
Intent and Application

1. Relationship to the Official Community Plan
2. Semiahmoo Town Centre Area
Policy Context

1. The Vision
2. Urban Design and Land Use Approach
3. Planning Principles
4. Stage 1 Amendments to the Town Centre Plan
Policy Context

As this commercial area will become more dependent on customers within walking distance, redevelopment will need to be pedestrian-friendly, incorporating attractive walking environments with street-oriented shops, public seating opportunities, and green space.
Policy Context

Changes to improve the pedestrian environment include the following:

• Maintaining a maximum four-storey height along streetfronts with higher buildings set back from the street through a tower-podium building massing

• Introducing additional roads to provide a more "downtown" type of street grid for pedestrians, cyclists, transit service and vehicular circulation

• Connecting the current terminus of Semiahmoo Trail to the corner of 16 Avenue and 152 Street through the mall site

• Enhancing the public realm to provide a specific intended character for each street to improve safety, comfort and diversity of the pedestrian experience

• Creating more opportunities for open space, green space and for more public amenities by placing parking underground and accommodating the density in podium, mid-rise and high-rise buildings.
Streetscape and Public Realm Guidelines

1. Overall Guidelines
   Pedestrian and Cycling Networks, Landscape Character, Street Furnishings, Sustainable Best Practices, Signage, Public Art

2. Streetscapes
   152 Street, Martin Drive, 16 Avenue

3. Public Open Spaces
   Public Plaza and Parks, Connection to the Semiahmoo Trail
Specification of Site Furnishings
Urban Stormwater Best Practices
Public Art
Semiahmoo Trail Design Expression
152 Street
Martin Drive
16 Avenue

Hard Surfaces in Commercial Sections of 16 Avenue

Grass boulevards in Non-Commercial Sections of 16 Avenue
Private Realm Guidelines

1. Overall Guidelines
2. Residential
   Residential above Commercial, Mid- to High-Rise Residential, Signature Buildings, Low-Rise Residential
3. Retail Commercial
4. Office and Business Commercial
5. Institutional
6. Sustainable Building Practices
Buildings should vary facades in response to their orientation to achieve energy efficiency:

Each façade of a tower should be designed to address the climate conditions and passive solar gain opportunities of its orientation. In particular, south facing facades should include shade protection from intense summer sun.
North and West-facing Facades