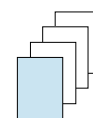


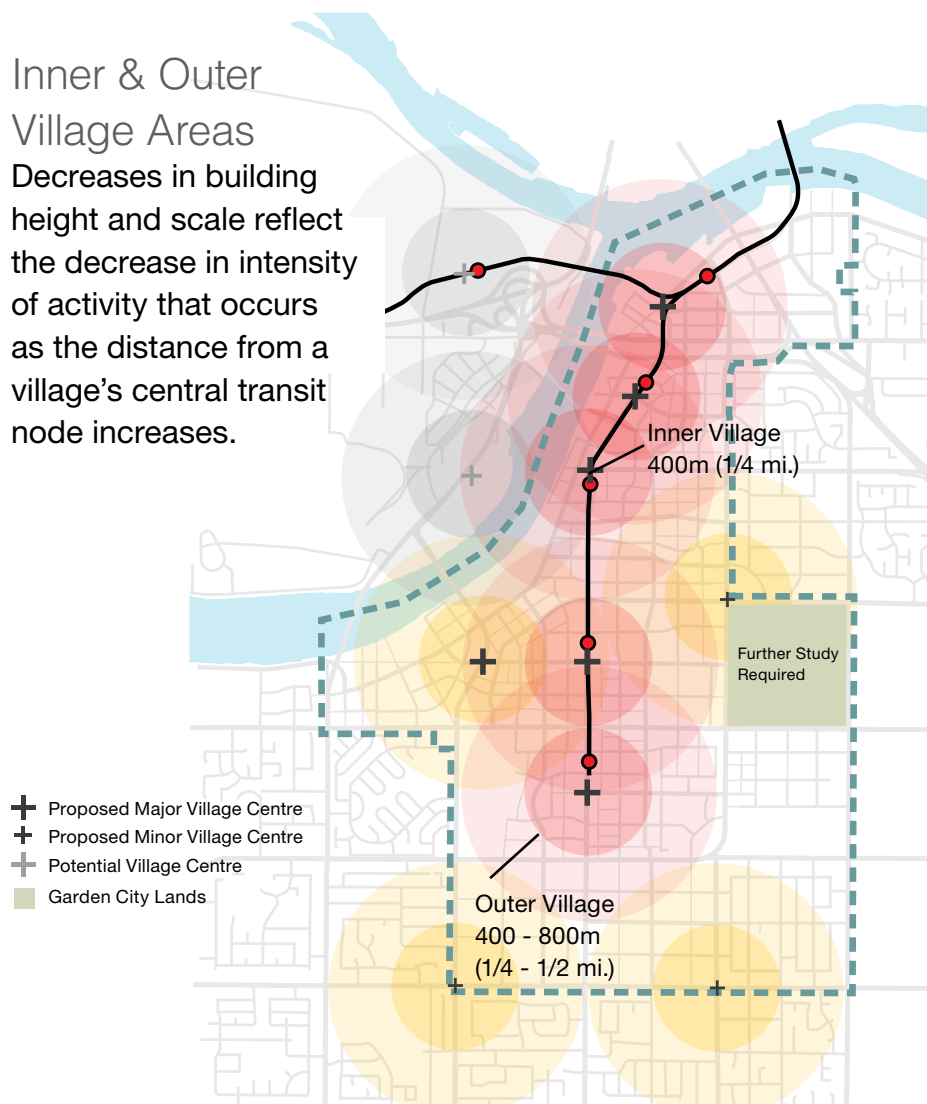
H. Built Form & Urban Design



Objective: Provide a framework for a “distinctive community” expressive of its unique Richmond character, its villages, and the integration of its high quality urban, rural, and natural environments.

The City Centre’s proposed village structure supports variety in building height and form providing visual interest and breathing space and reinforcing the distinct roles of various village centre locations.

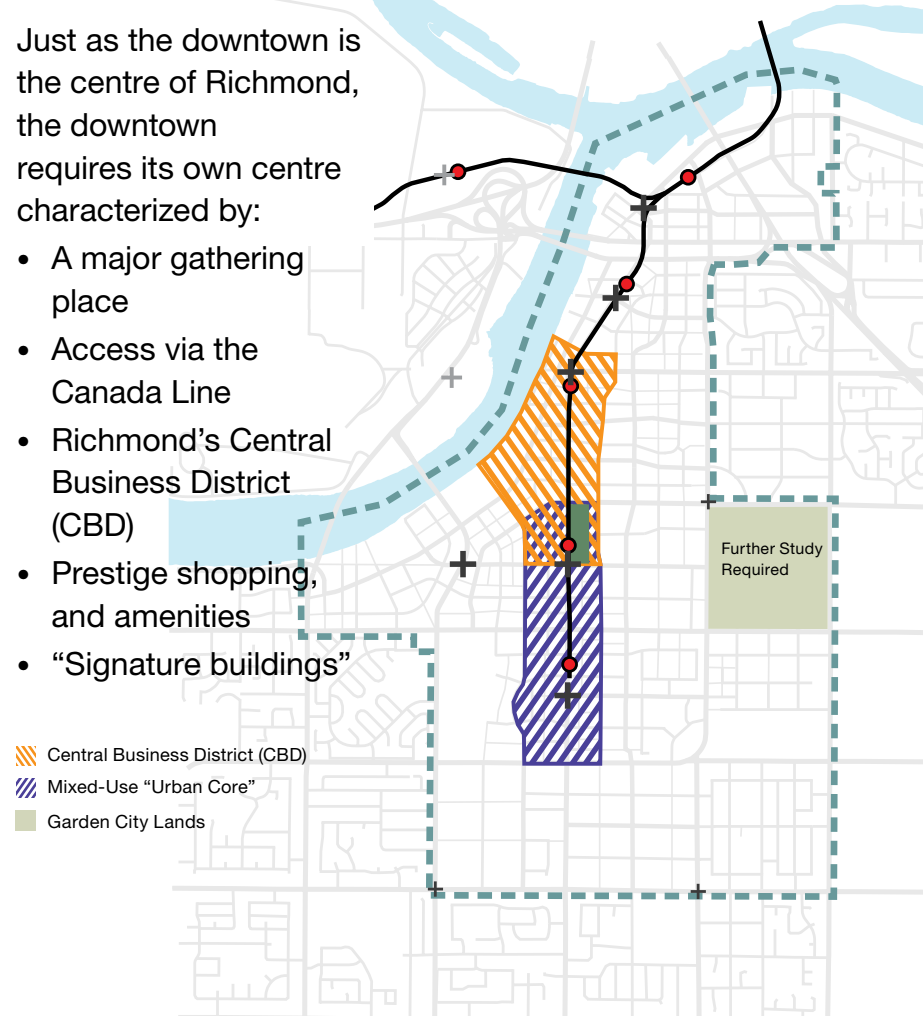
Inner & Outer Village Areas
Decreases in building height and scale reflect the decrease in intensity of activity that occurs as the distance from a village’s central transit node increases.



“Centre of the Centre”

Just as the downtown is the centre of Richmond, the downtown requires its own centre characterized by:

- A major gathering place
- Access via the Canada Line
- Richmond’s Central Business District (CBD)
- Prestige shopping, and amenities
- “Signature buildings”



The identity of the City Centre and its individual villages is reinforced through the downtown’s built form and open space pattern.

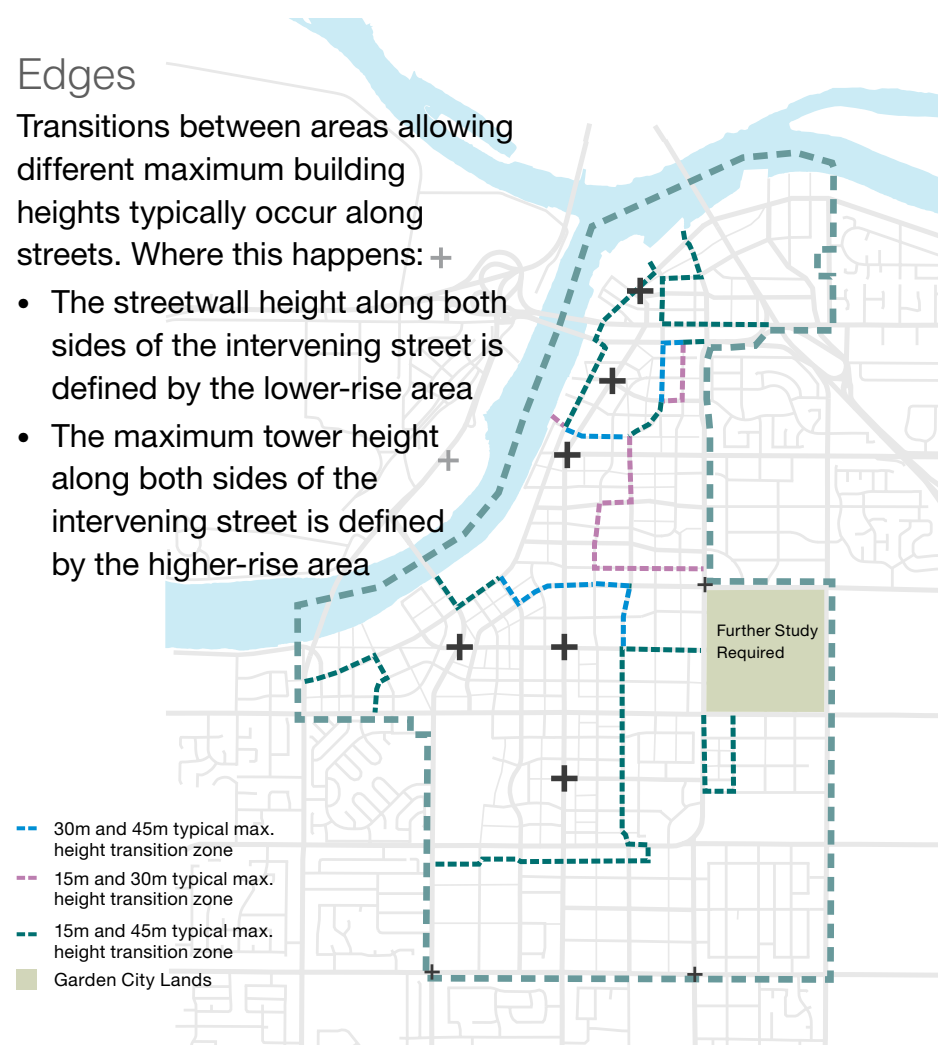
**Retail High Streets
Plazas & Squares**
The centre of each village is an important community “heart”, the significance of which is marked and supported by a community gathering space – “village plaza or square” – framed by a strong streetwall and animated by street-fronting shops, cafes, and services.



Edges

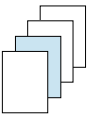
Transitions between areas allowing different maximum building heights typically occur along streets. Where this happens: +

- The streetwall height along both sides of the intervening street is defined by the lower-rise area
- The maximum tower height along both sides of the intervening street is defined by the higher-rise area



Note: Edge conditions will also need to be defined along the boundary of the City Centre

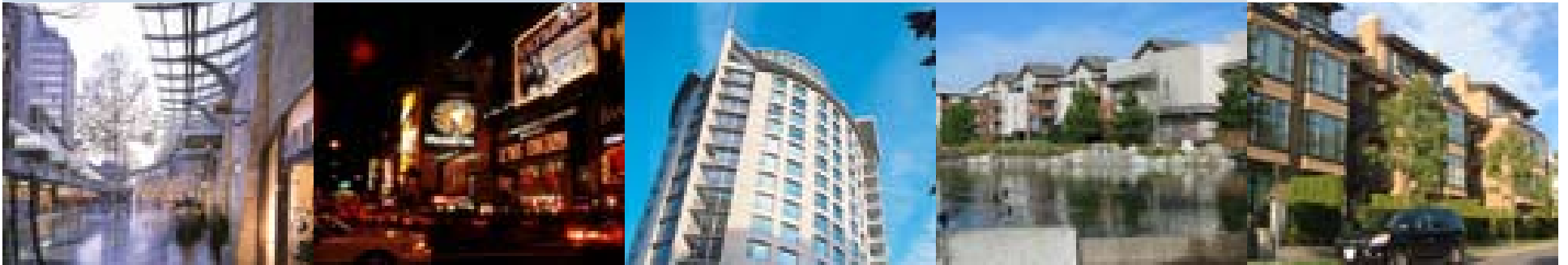
H. Built Form & Urban Design



To help provide for the creation of a variety of high-quality, urban environments in keeping with the locations and special attributes of each of the downtown's villages.

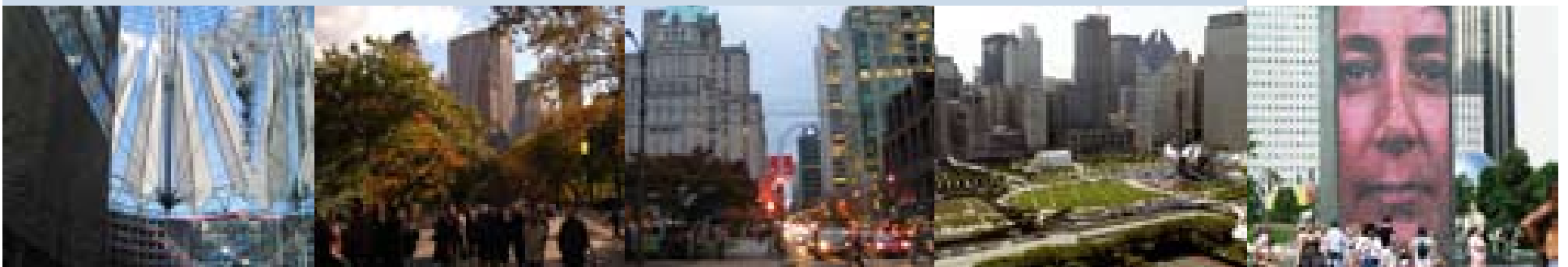
Village Scale

Higher building forms and continuous streetwalls will characterize "inner" village areas and contrast with the typically lower, more informal development of "outer" village areas.



"Centre of the Centre"

The city's tallest buildings, most formal character, and important civic uses will help to reinforce the iconic role of this area as the heart of Richmond and its downtown.



Retail High Streets

Distinctive pedestrian-oriented retail precincts will punctuate the downtown' mixed-use landscape, anchoring each of its urban villages and providing centers for socializing and celebrating.

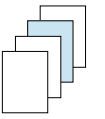


Edge Conditions

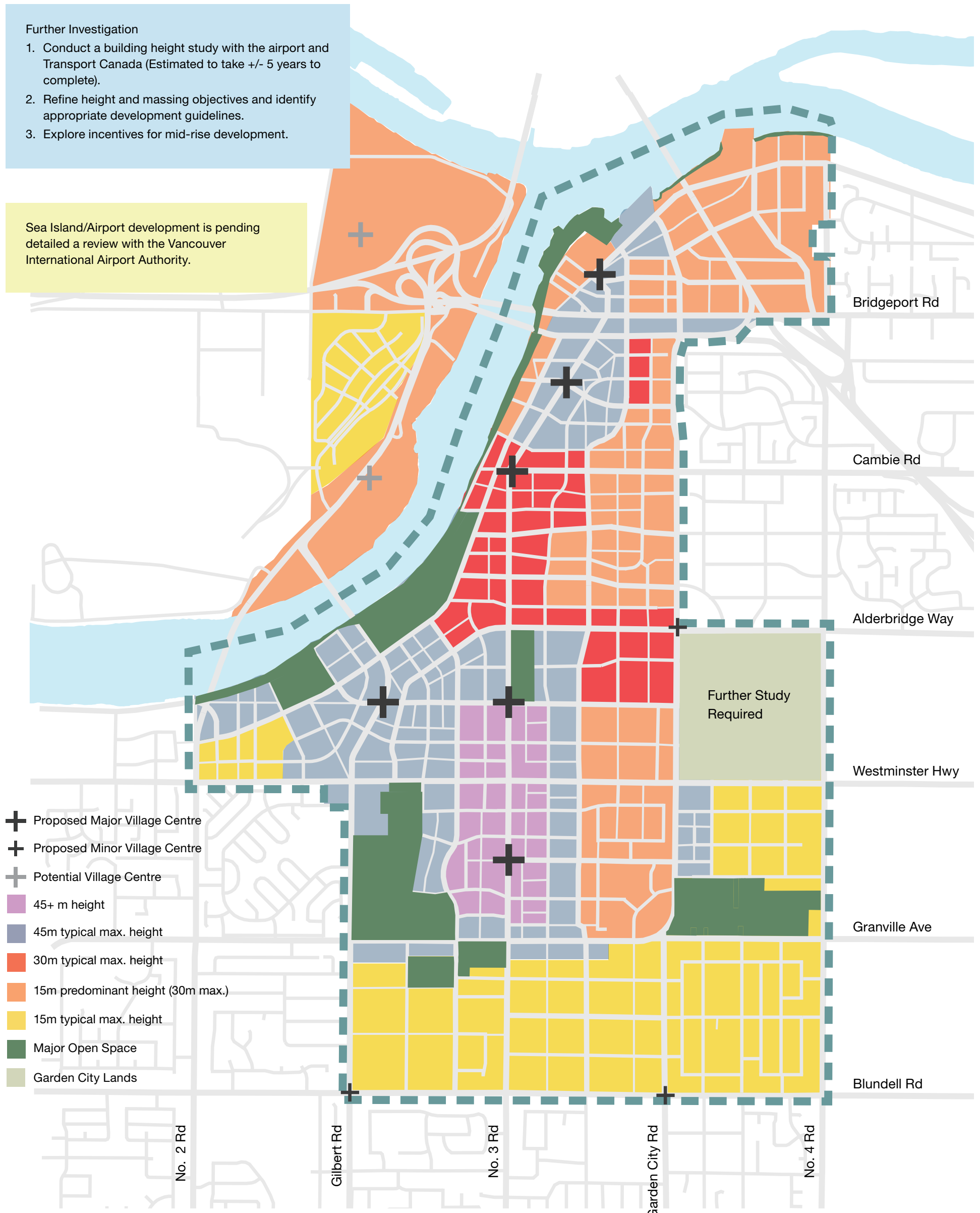
Smooth transitions between neighbouring areas will be enhanced by the use of consistent streetwall and tower heights along the intervening street frontages.



H. Built Form & Urban Design



Building Height: The framework provides for a range of heights, with the tallest buildings generally focused in the “inner village” areas (within 400 m of a transit node) of the downtown’s “major villages”.



H. Built Form & Urban Design



Built Form

Signature High Rise



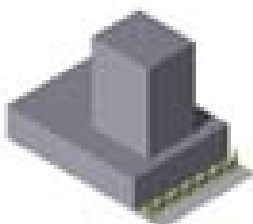
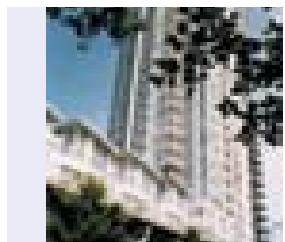
Purpose To add variety to Richmond's skyline; to help define the "Centre of the Centres"; and to provide for density/height bonussing as a means to secure public amenities.

Height Over 45 m (Lower where required to satisfy Transport Canada regulations)

Location Typically situated within 400m (1/4 mile) or 5 minute walk of transit/bus-link station

Use May contain residential, office/commercial and/or mixed use, with retail at grade; Contains 120 – 150 dwelling units/acre (upa)

High Rise



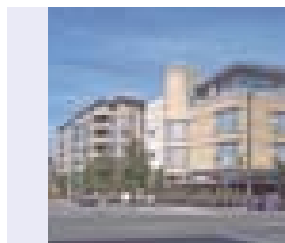
Purpose To promote dense, compact and, preferably, mixed-use development within Richmond's downtown urban villages

Height 45 m max. (Lower where required to satisfy Transport Canada regulations)

Location Typically situated within 400m (1/4 mile) or 5 minute walk of transit/bus-link station

Use May contain residential, office/commercial and/or mixed use, with retail at grade; Contains 100 – 120 dwelling units/acre (UPA)

Mid Rise



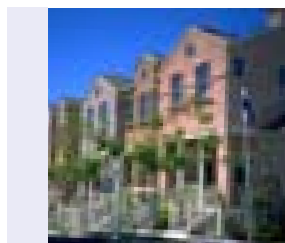
Purpose To contribute to the transition of low- to high-rise development within urban villages

Height Typically 30m max.

Location Typically situated within 800m (1/2 mile) or 10 minute walk of transit/bus-link station

Use May contain residential, office/commercial and/or mixed-use; Contains 50 – 80 dwelling units/acre (UPA)

Low Rise



Purpose To provide housing types most closely associated with single-family living and/or non-residential uses such as Van Horne

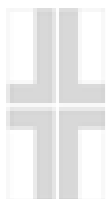
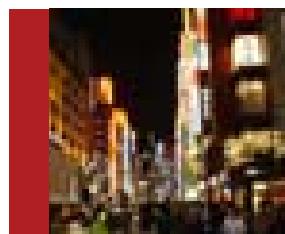
Height Typically 15m max.

Location Typically situated within 800m (1/2 mile) or 10 minute walk of transit/bus-link station

Use May contain residential, office/commercial and/or mixed-use; Contains 24 - 40 dwelling units/acre (UPA)

Retail High Streets, Plazas & Squares

Major High Street



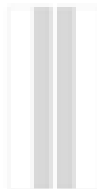
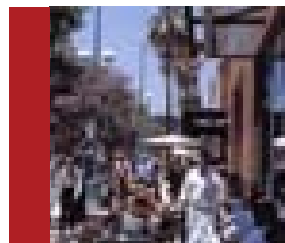
Purpose To provide a high-quality, urban, pedestrian-oriented street environment supporting a combination of at-grade retail and public amenities of city-wide and/or regional significance

Use High-end retail goods and services rivaling well-known shopping areas such as Robson Street, Granville Island, and Vancouver's Chinatown

Form Street design and character will vary to take advantage of local opportunities and enhance the uniqueness of the retail experience

Plaza An important public space designed and sited as a focus for the retail experience, reinforcing the village's activity generators (e.g., Canada Line stations, retail anchors, etc.), providing a venue for celebration and special events, and encouraging socializing and opportunities to "see and be seen"

Village High Street Precinct



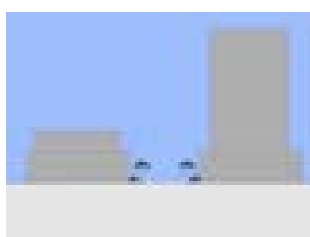
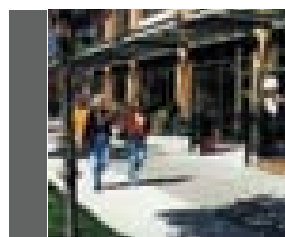
Purpose To provide a village-focused, pedestrian-oriented retail street

Use Primarily locally-serving convenience retail, services, and casual dining

Form Street design and character will vary to take advantage of local opportunities and enhance a cohesive village character

Plaza An intimate public space designed and sited as a local community focus complementing the retail experience and transit/service access (e.g., daycare, health services, etc.), encouraging socializing, and accommodating small weekly and special events (e.g., farmer's markets and street fairs)

Edge Conditions



Edge Conditions occur where there are transitions between areas allowing different maximum building heights as follows.

Transition Type	Building Height Transition	Streetwall Height	Tower Height
Low to High	15m to 45m	9m typical	45m max.
Low to Medium	15m to 30m	9m typical	30m max.
Medium to High	30m to 45m	9m min.	45m max.