

# IMPROVED STREETSCAPES WITHIN SOUTHWEST COQUITLAM

Streetscape improvements through the Frontage Works Program will take place in single-family, duplex and other designated residential housing areas in southwest Coquitlam, and include:

- Streetscape upgrades or cash contributions; and,
- Cost-recovery from future development and subdivision applications on streets where the City completes the upgrades.

Streetscape improvements to current City standards will include:

- Concrete curb and gutter;
- Separated concrete sidewalks with landscaped boulevards on both sides of the street;
- Road repaving;
- Street trees;
- Rear lane and drainage improvements;
- Street lighting; and
- Underground work (storm, sanitary, water) if necessary.

# IMPROVEMENT SCHEDULE

The City will complete a number of improvement projects each year, on a block-by-block basis.

Visit [coquitlam.ca/frontageworks](http://coquitlam.ca/frontageworks) to learn about upcoming projects.

# REQUIREMENTS - ESTABLISHED IN 2018

Requirements in Coquitlam's Frontage Works Program ensures that all new homes built in southwest Coquitlam contribute to the upgrading of adjacent streetscapes to a modern urban standard, including curbs, gutters, sidewalks, lighting, landscaping and rear lane improvements.

The Frontage Works Program helps create a consistent, modern standard, improving both safety and aesthetics.

## Contact Us

City of Coquitlam  
3000 Guildford Way  
Coquitlam, BC V3B 7N2

Planning & Development Department  
604-927-3430  
[developmentsservicing@coquitlam.ca](mailto:developmentsservicing@coquitlam.ca)



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Go to [coquitlam.ca/frontageworks](http://coquitlam.ca/frontageworks) for more details.

# FRONTAGE WORKS PROGRAM

IMPROVING STREETSCAPES IN SOUTHWEST COQUITLAM



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# OVERVIEW OF REQUIREMENTS

Anyone submitting a development application, subdivision application, or single family building permit application in southwest Coquitlam is required to either:

- Upgrade the section of street adjacent to their property to current City standards; or
- Make an equivalent cash payment towards City-funded streetscape upgrades.

If the City has already upgraded the streetscape, applicants will be required to pay for the improvements made at the time of redevelopment, in accordance with the City's Fees and Charges Bylaw.



# EXEMPTIONS

The new requirements do not apply to:

- Existing homes that are not undergoing development;
- Additions, renovations including repairs on fire damaged homes (unless the home is substantially reconstructed);
- Building permit construction with an estimated value of less than \$150,000.

# FEES FOR IMPROVEMENTS

Developers and builders typically have the alternative to pay a fee to the City at the time of the development or building permit application and the City will do the improvements in the future as part of the Frontage Works Program, based on the City's priorities. The option to participate in the program is subject to City approval.

The fee will also vary, based on factors including the streetscape elements required, length of street and lane frontage, existing features on the street, and construction costs at the time. Please note, the Frontage Works Program fees are based on surface work only. Developers and builders will still be required to update water, storm and sanitary (utility) connections, and driveway access. Please visit the City's Engineering Department for further information on driveway access and utility connections.

# IMPACT ON PARKING

The streetscape improvements will have a minimal impact on legal street parking. The road pavement will typically be 8.5 metres wide, which will permit legal, parallel parking along both sides of the street.



**DID YOU KNOW? ABOUT 125 NEW SINGLE-FAMILY HOMES ARE BUILT IN SOUTHWEST COQUITLAM EACH YEAR.**

