

## PHASE 4

### *Adoption - Selecting the Preferred Option and Final Public Consultation*

Phase 4 involved presenting the draft plan to the public at an Open House on January 26, 2011. Over 400 people attended the final Open House.

The Austin Heights Neighbourhood Plan was unanimously approved by Council on April 4, 2011.



# Be Part of the Plan!

## AUSTIN HEIGHTS NEIGHBOURHOOD PLAN

### Public Open House - Wednesday, January 26, 2011

On **January 26th, 2011** you are invited to attend the final Austin Heights Public Open House where the City will present the draft Austin Heights Neighbourhood Plan to the community:

3:00 p.m. - 8:00 p.m.  
Royal Canadian Legion  
1025 Ridgeway Avenue  
Coquitlam, BC

Drop in at your convenience, view the plans, make comments, and have your questions answered by our staff.

Hundreds of community members from the Austin Heights neighbourhood have enthusiastically participated in developing a vision for the future of their neighbourhood and now a draft plan is ready.

It is anticipated that changes will occur gradually in the commercial core over the next twenty years as property owners redevelop their property. The vast majority of the surrounding single-family neighbourhoods will remain unchanged.

An artist's vision for  
Austin Avenue.





An updated Neighbourhood Centre is envisioned for the Austin Heights commercial core. You will see the creation of a distinctive shopping destination with apartment living above, vibrant walkable streets, outdoor cafes, coordinated street furniture and public art. A place for street festivals and fairs will be located on the central commercial block of Ridgeway Avenue inspired by the highly successful Granville Island. This will all be designed to breathe new life into one of Coquitlam's favourite shopping areas.

To add diversity, some new Housing Choices will be permitted on the south slope within a 5-10 minute walk of the shopping area. Carriage houses and backyard cottages are just two of the small-scale housing types that will create more options in this area of the neighbourhood. Once the Plan is adopted the existing apartment area will remain largely intact with the opportunity for select redevelopment that meets the objectives of the new plan.

Hundreds of residents have attended the open houses, lectures, and workshops and provided information and input into the development of this neighbourhood plan. You voiced your commitment to re-energizing the neighbourhood - and we now have a draft plan for your consideration.

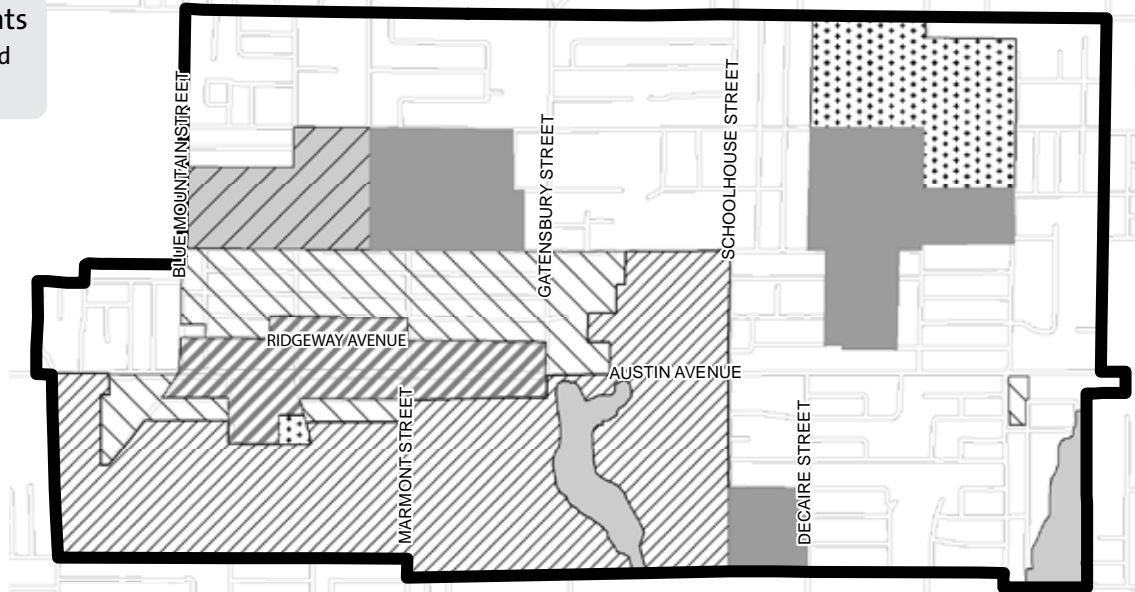
Throughout the process, we listened to what you had to say; we worked to address a number of issues that you identified including reducing the area where new Housing Choices would be permitted. We look forward to receiving your comments and feedback on the draft plan at the Public Open House.

To view a draft of the Neighbourhood Plan prior to the Public Open House or for further information please visit:

[www.coquitlam.ca/austinheights](http://www.coquitlam.ca/austinheights)

or phone: Nadia Carvalho, Community Planner, 604.927.3439

Austin Heights  
Proposed Land  
Uses



**LEGEND**

- Civic and Major Institutional
- Medium Density Apartment
- Natural Areas

- Neighbourhood Attached Residential (Housing Choices)
- Neighbourhood Centre
- One Family Residential
- Parks and Recreation
- School





## Open House No. 4 - January 26, 2011

### *Presenting the Draft Plan Open House*

The draft Austin Heights Neighbourhood Plan policies, land use plan and development permit guidelines were presented to the public at the final public Open House on January 26, 2011. An estimated 400 people attended the open house. Overall Public response at the Open House was favourable to the general direction of the plan.



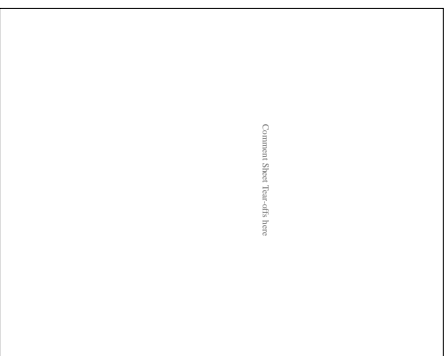


## Welcome!

Welcome to the Austin Heights Neighbourhood planning process. The draft plan, developed through community input, is presented today for your review. Your comments are important to us and will be forwarded to Council before the Plan is sent to Council for consideration. City staff are available to answer any questions you may have about the plan.



Please take a moment to share your thoughts by filling out a comment sheet.



Thank you for coming!

Austin Heights Neighbourhood Plan



## Community Engagement

A dynamic community engagement process supported the development of this neighbourhood plan.

**To raise awareness and garner interest in the plan we promoted the planning process using:**

- » Newsletters
- » Bus shelter ads
- » Facebook postings
- » City website
- » Newspaper advertisements
- » Notices in school newsletters
- » Project email listserve

**To inform our process we used:**

- » Open Houses
- » Lectures and workshops on housing choices
- » Youth Design Workshop with students from Centennial High School
- » Public Advisory Group comprised of property owners, business owners, residents and other key stakeholders who met several times throughout the process and participated in a number of activities including:
  1. Lectures on transportation, housing and retail market demand and urban design considerations
  2. Tour of Metro Vancouver examples of Housing Choices and Mixed Use Communities
  3. All Day Design Charette

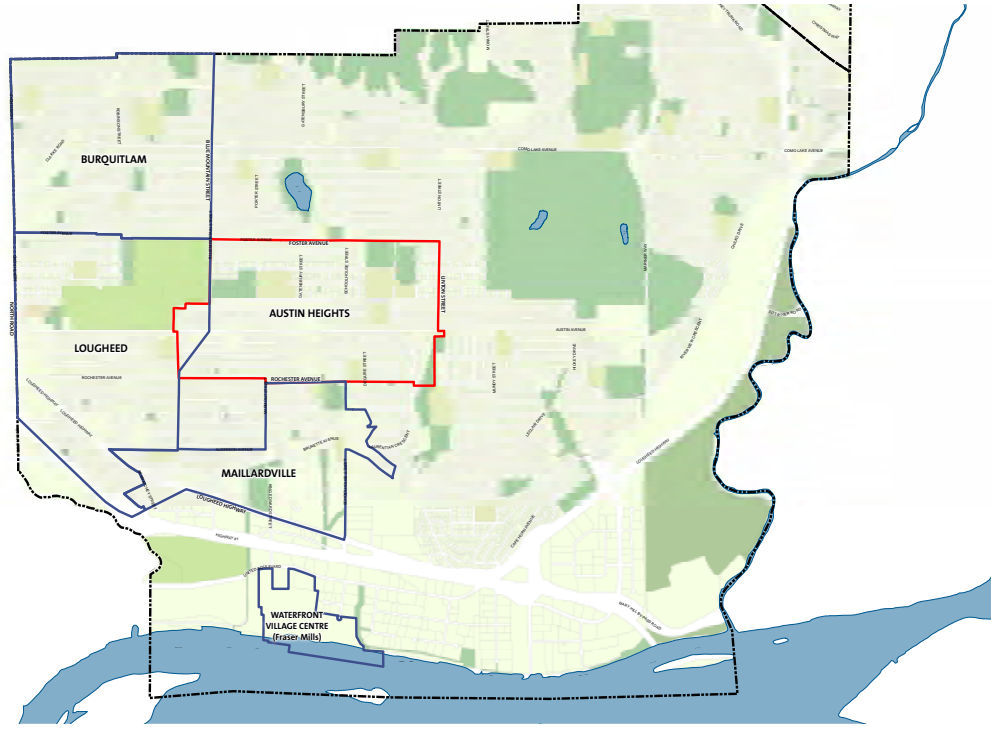


Austin Heights Neighbourhood Plan





## Neighbourhood Plan Context



Austin Heights Neighbourhood Plan



## Planning Process - January 2009 - present

### Phase 1: (Winter/Spring 2009)

- » Background review and issues identification
- » First meeting of Public Advisory Group (PAG) - comprised of residents and key stakeholders
- » Public Open House #1 - March 5, 2009
- » Guiding Vision and Key Messages developed

### Phase 2: (Summer 2009)

- » Identification of Goals and Objectives
- » PAG and Council tours of Metro Vancouver Housing Choices and Mixed Use Communities
- » Technical presentations to PAG on housing, retail and office demand, transportation and urban design considerations.
- » PAG All Day Design Workshop to develop three neighbourhood design options
- » Public Open House #2 – presentation of neighbourhood design options - June 4, 2009

### Phase 3: (Fall/Winter 2009/2010)

- » Housing Choices Background and Technical Review
- » Housing Choices Lecture and Workshop with area residents
- » Technical review and analysis of comments on neighbourhood design options
- » Draft land use plan developed and reviewed by staff working group
- » PAG review of draft land use concept
- » Progress report to Council's Land Use and Economic Development Committee

### Phase 4: (Spring/Summer/Winter 2010/2011)

- » Public Open House #3 – Review of Draft Land Use Concept and Policy Directions - April 18, 2010
- » Revisions to the draft land use concept based on public feedback
- » Development of supporting detailed policies and design guidelines
- » **Public Open House #4 - Presentation of the Draft Plan - WE ARE HERE**
- » Council Consideration of Austin Heights Neighbourhood Plan (Winter 2011)
- » Public Hearing and Adoption (Winter 2011)



## Background

The Austin Heights Neighbourhood Plan sets out a general, 20-year land use and servicing framework to allow Council to manage growth in the neighbourhood. City Council welcomes and encourages innovative applications that build on the neighbourhood's existing assets while creating a distinctive neighbourhood with a vibrant commercial core that is attractive, livable, walkable and safe. The Plan reinforces Coquitlam's dedication to strengthening Coquitlam's established neighbourhoods.

The development of this Plan is the result of an extensive community consultation process. Plan policies seek to re-energize and revitalise this important neighbourhood by building on its many strengths and look to the future through the creation of a, compact, complete, community which provides a balance of housing and jobs.



Austin Heights Neighbourhood Plan



## Austin Heights Tomorrow

### Vision

*Austin Heights is a vibrant community-oriented neighbourhood known for its accessibility, diversity and amenities. Its commercial main street is a distinctive, local shopping destination for Coquitlam residents.*

-Developed in consultation with the local community.

### Guiding Principles

The following principles have guided the development of the Plan:

- » Recognize the importance of the City's network of centres in addressing growth as a key element of the City's growth management strategy;
- » Recognize neighbourhoods such as Austin Heights as basic "building blocks" of the community;
- » Develop Austin Heights as a distinctive neighbourhood "main street" shopping destination for Coquitlam;
- » Introduce mixed-use (residential above street level commercial) buildings in the commercial district;
- » Provide more housing choices to meet the needs of existing and future residents of differing incomes and at all stages of the life cycle;
- » Respect the existing single-family areas as the largest land use element of the plan;
- » Encourage a variety of residential densities and building heights that take advantage of the sloping topography and views;
- » Design the neighbourhood to encourage more walking, cycling and transit use;
- » Ensure greater connectivity to all areas within the neighbourhood;
- » Support an active population through the continued provision of high quality parks and civic, sport, and community facilities;
- » Demonstrate the importance of sustainability in building design, transportation choices, supportive densities, public realm design and green and open space;
- » Encourage a reduction in Community Greenhouse Gas emissions through greater transportation choice and improvements in building siting, design and landscaping.

Public Realm refers to all those parts of the built environment which allow public access. It encompasses: all streets, squares and other rights of way, open spaces and parks; and semi-public spaces.

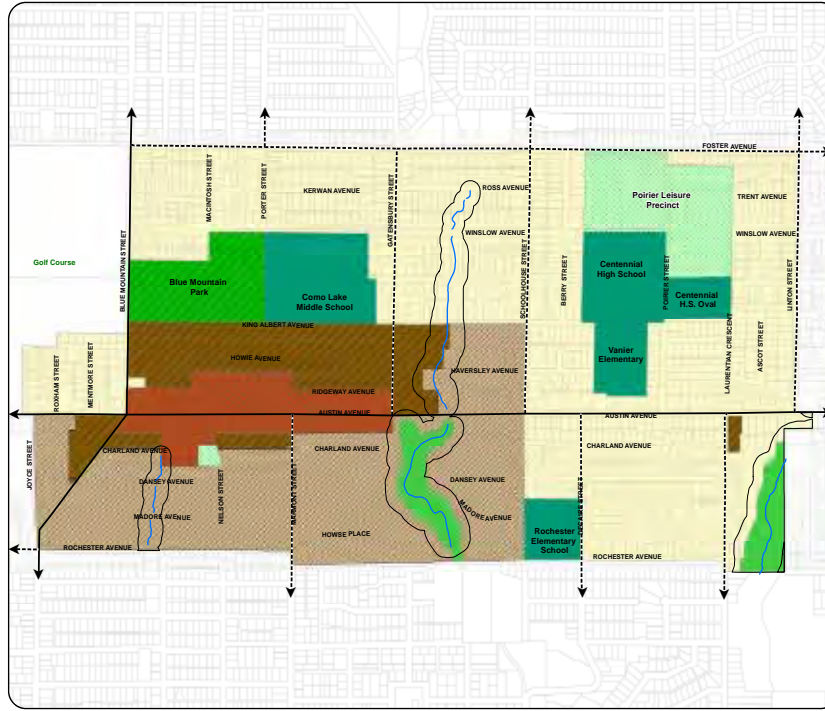
Austin Heights Neighbourhood Plan







# Land Use Designations



**SCHEDULE A**  
**AUSTIN HEIGHTS NEIGHBOURHOOD PLAN**  
**LAND USE DESIGNATIONS**

**LEGEND**

- Civic and Major Institutional
- General Commercial
- Neighbourhood Attached Residential
- Neighbourhood Centre Commercial
- Medium Density Apartment Residential
- One Family Residential
- Historical Areas
- Parks and Recreation
- School
- Municipal Arterial Street
- Municipal Collector Street
- Streams\*
- Riparian Assessment Area (RAA)\*

**\*DISCLAIMER**  
 Watercourse protection development permit area policies may apply.  
 This map presents a preliminary assessment of known fish habitat values, top-of-bank surveys and biophysics and biological characteristics of these watercourses. It may not be available for development projects until the development permit stage. Streamside protection measures will be determined as appropriate, in consultation with senior government regulatory agencies. In addition, formal consultation with section 33 of the Federal Fisheries Act is required.  
 The City does not guarantee or warrant the reliability, accuracy, quality or timeliness of the information provided. The information is provided for information and convenience purposes only.

Adopted:  
 Last Amended:  
 Last Issued:  
 Map Projection: UTM NAD83(98)  
 Prepared By: Planning & Development  
 Source: City of Coquitlam

Austin Heights Neighbourhood Plan



## Land Use Concept

The Plan will strengthen many of the existing features of the neighbourhood to create a compact, complete community including a balance of jobs, a range and mix of housing types, access to sustainable transportation choices and schools, complemented by parks and leisure amenities. The plan also responds to the community's desire for an enhanced public realm in the commercial core.

The Plan envisions 5,000 additional residents and a total of approximately 50,000 m<sup>2</sup> of commercial floor space over the 20-year time frame of the plan. Key elements of the land use concept include:

### Commercial Core



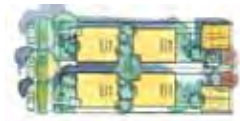
The neighbourhood commercial core will transition to a higher-density mixed-use area with a focus on pedestrians, and transit users. Additional density for landmark sites may be applied in this area.

### Medium Density Apartment



New areas of medium-density residential south of the commercial core will act as a buffer between the core and adjacent lower density residential areas.

### Housing Choices



The existing Neighbourhood Attached Residential area will expand and new small-scale, ground-oriented housing types in either attached or detached forms will be permitted.

### One-Family Residential



The majority of the one-family residential area will be maintained and protected, while continuing to allow select opportunities for secondary suites and home-based business, where appropriate.

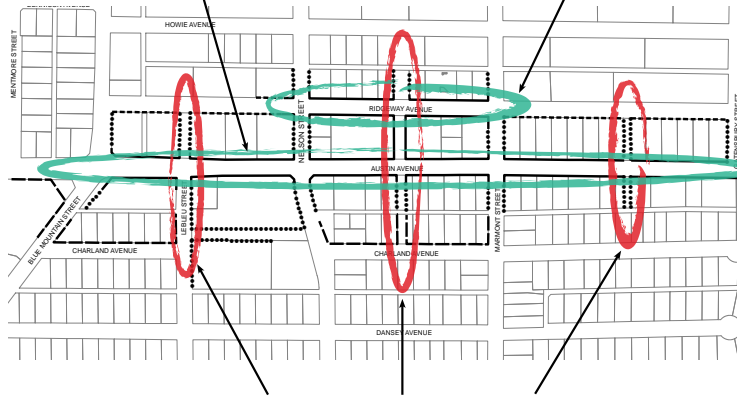


## Public Space Vision

Austin Avenue is a high-density, mixed-use and transit oriented corridor with a range of active commercial uses with residential located above.



"Ridgeway Avenue Walk" is a distinctive, quieter commercial street that provides a location for festivals and street fairs.



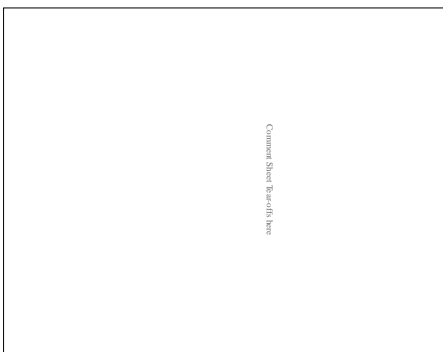
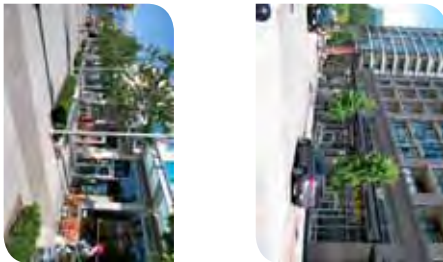
The Pedestrian Walks are a series mid-block walkways and plazas designed to increase pedestrian connectivity through the neighbourhood. These spaces increase the opportunity for shops, cafes and restaurants to spill out into pedestrian areas.



Austin Heights Neighbourhood Plan

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Austin Heights Neighbourhood Plan



Specific Neighbourhood Commercial policies are on the tear-off sheets below.

### Policies

#### Rationale

The intent of the Neighbourhood Commercial designation is to revitalize the existing commercial core and transform it into a highly walkable, vibrant high-density mixed-use area. The commercial core will be characterized by strong pedestrian-orientation with a 2-4 story streetwall, punctuated by a series of high-rise towers. This area will be connected with the nearby lower density residential area by developing a pedestrian-scaled environment that provides for the daily needs of neighbourhood residents and serves as a shopping destination and employment centre for the broader community.

## Neighbourhood Commercial

The Austin Heights commercial core is located on Austin Avenue between Blue Mountain and Gatensbury Streets and on Ridgeway Avenue between Nelson and Marmont Streets. The area designated as Neighbourhood Commercial accommodates a mix of office, retail, and high-density residential uses.

The conceptual framework illustration shows how the commercial core may be redeveloped. Redevelopment consistent with the plan would occur incrementally over time through site specific development and infill.



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**3.1 NEIGHBOURHOOD COMMERCIAL**

Schedule A of this Plan maps the designations described under this section. Corresponding zones to these designations are outlined in CWCP Section 9, SWCAP Section 2.3

**3.1.1 Description of Designation**

The Austin Heights commercial core is located on Austin Avenue between Blue Mountain and Gatensbury Streets and on Ridgeway Avenue between Nelson and Marmont Streets. The area designated as Neighbourhood Commercial accommodates a mix of office, retail, and high-density residential uses.

Schedule B provides a conceptual framework illustration to show how the commercial core may be redeveloped. It should be recognized that redevelopment consistent with the plan would occur incrementally over time through site specific development and infill.

**3.1.2 Rationale**

The intent of the Neighbourhood Commercial designation is to revitalize the existing commercial core and transform it into a highly walkable, vibrant high-density mixed-use area. The commercial core will be characterized by strong pedestrian-orientation with a 2-4 story streetwall, punctuated by a series of high-rise towers. This area will be connected with the nearby lower density residential area by developing a pedestrian-scaled environment that provides for the daily needs of neighbourhood residents and serves as a shopping destination and employment centre for the broader community.

**3.1.3 Policies**

- a) Create a high-density mixed-use neighbourhood commercial core with a base density of 3.0 Floor Space Ratio (FSR) with commercial, residential or employment living street frontage as shown on Schedule C;
- b) Redevelop Austin Avenue between Blue Mountain and Gatensbury Streets to create a strong pedestrian experience defined by a streetwall podium, punctuated by high-rise towers, with retail at grade and office and residential above.
- c) New developments should site buildings and towers in a manner that respects the opportunities for future redevelopment of adjacent parcels and effectively addresses the transition between new and existing adjacent development.
- d) In conjunction with new development provide urban plazas and pedestrian mid block walkways that help to achieve the network of the pedestrian walks, as shown on Schedule D.
- e) All development within the Neighbourhood Commercial designation shall obtain a Development Permit as outlined in Section 6 of this plan.
- f) Work with developers to secure additional community amenities as part of new development including public and semi-private open space and facilities. This includes pedestrian green spaces between buildings and along street frontages.
- g) A density bonus of up to 1.0 FSR, above the maximum base floor area specified in the Zoning Bylaw for a total density of 4.0 FSR may be offered in exchange for the provision of amenities deemed by the City to have public benefit. Examples of these amenities include: affordable housing, community facilities such as parks, urban plazas, pedestrian corridors, public art and a bridge on King Albert Avenue over Como Creek for pedestrians and cyclists. An amenity plan outlining how density bonus contributions will be allocated will be developed as part of the Servicing Strategy.
- h) In addition to the density bonus specified in Section 3.1.3 (g), Council, at its discretion, may consider granting an additional gross floor area of up to 1.5 times the lot area for buildings deemed to have a high degree of design excellence on a landmark gateway site. The density bonus is granted in exchange for the provision of amenities deemed by the City to have public benefit.

- i. **Landmark site criteria** – Sites may be considered for landmark status at important gateways to the neighbourhood located on the corner of the intersection of two arterials or an arterial street and a collector street.

**II. Design process** - Landmark buildings will be designed through a rigorous design-review process that includes:

- > input by City staff at key intervals;
- > possible third-party design review;
- > community consultation; and,
- > professional studies to ensure all potential community impacts, such as transportation, infrastructure, shadowing, wind and views are considered and addressed in the building design.

The guidelines that will be used to determine whether a landmark building will be deemed to have a high degree of design excellence are set out in Section 6.1.3 (i) of the Development Permit Guidelines.

**III. Community Consultation** – The proponent will conduct a community consultation process that is in addition to any consultation process required for an OCP amendment or rezoning, prior to the application being presented to Council for consideration. The process will receive public input to ensure all potential community impacts from the landmark building are considered and addressed, including how the proposed design of the building will be submitted to the City for consideration by Council.

- i) Strive to maintain and increase office space in the commercial core.
- j) The portions of the Neighbourhood Commercial designation on the south side of Austin Avenue between Marmont and Gatensbury Streets and the portion located south of Chairland Street adjacent to the Fire Hall are limited to four storeys to provide an effective transition to adjacent single-family areas. As shown on Schedule B.



## Medium Density Apartment

The Medium-Density Apartment land use designation accommodates a variety of multiple-family residential housing types including townhouses, stacked townhouses and medium-density apartment buildings.

### Rationale

The Medium-Density Apartment designation is applied in key areas to provide a transition between the higher-density core and surrounding lower-density areas, contributing to increased residential intensity within walking distance of the neighbourhood core. This designation increases the possible range of housing options for current and future residents.

### Policies

- a. Maintain the existing medium-density apartment area north of the commercial core, while accommodating select opportunities for redevelopment and/or increased density while following existing City policy regarding:
  - » Limiting the strata conversion of rental housing units;
  - » Ensuring that tenants displaced by redevelopment are protected through relocation assistance from the developer;
  - » Retention and replacement of existing market and non-market rental housing stock.
- b. Ensure that new medium-density residential development to the south of the commercial core provides an effective transition, in terms of building massing, to adjacent lower-density areas respecting slope, privacy and building heights;
- c. Work with developers to secure public and semi-private open space and facilities as part of new development. This includes pedestrian green spaces between buildings and along enhanced street frontages.



Austin Heights Neighbourhood Plan



## Neighbourhood Attached Residential

The Neighbourhood Attached Residential land use designation supports the City's Housing Choices initiative. This designation is applied to an area within approximately 400m of the Neighbourhood Commercial Core and can accommodate up to four units of small-scale, attached or detached ground-oriented housing per lot, subject to criteria such as adequate lot size, width, and lane accessibility and a rezoning dependant on the type of infill development being proposed.

### Rationale

City Council supports the development of a range of new small-scale housing choices in areas close to neighbourhood centres that can accommodate a range of lifestyles, incomes, ages and abilities to provide increased housing choice for existing and future residents.

### Policies

- a. Ensure that new developments reflect the character of single-family homes with regard to the scale, massing and architectural elements;
- b. The City will explore opportunities to work with developers to develop a pilot project to demonstrate the new housing choices options.



Austin Heights Neighbourhood Plan





## Housing Choices (RT-1 Zone)

### Garden Cottage



Minimum Lot Area: 370 m<sup>2</sup> (3980 sq.ft.)  
 Minimum Lot Width: 10 m (33 ft.)  
 Density: 0.5 FAR  
 Maximum Size: 50 m<sup>2</sup> (540 sq.ft.)  
 Maximum Height: 1 storey  
 Parking: 1 space per Garden Cottage



### Two Units



Minimum Lot Area: 740 m<sup>2</sup> (7965 sq.ft.)  
 Density: 0.5 FAR  
 Maximum Height: 2 storeys  
 Parking: 2 spaces per unit



### Carriage House



Minimum Lot Area: 370 m<sup>2</sup> (3980 sq.ft.)  
 Minimum Lot Width: 10 m (33 ft.)  
 Density: 0.5 FAR  
 Maximum Size: 50 m<sup>2</sup> (540 sq.ft.)  
 Maximum Height: 2 storeys  
 Parking: 1 space per Carriage House



### Narrow Lot



Minimum Lot Area: 370 m<sup>2</sup> (3980 sq.ft.)  
 Minimum Lot Width: 10 m (33 ft.)  
 Density: 0.5 FAR  
 Maximum Height: 2 storeys  
 Parking: 2 spaces per unit



Austin Heights Neighbourhood Plan



## Housing Choices (RT-3 Zone)

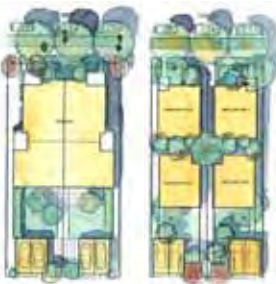
### Three Units



Minimum Lot Area: 740 m<sup>2</sup> (7965 sq.ft.)  
 Minimum Lot Width: 20 m (66 ft.)  
 Density: 0.75 FAR  
 Maximum Lot Coverage: 50%  
 Maximum Height: 2 storeys  
 Parking: 1.5 spaces per unit



### Four Units



Minimum Lot Area: 930 m<sup>2</sup> (10,000 sq.ft.)  
 Minimum Lot Width: 22.5 m (74 ft.)  
 Density: 0.75 FAR  
 Maximum Lot Coverage: 50%  
 Maximum Height: 2 storeys  
 Parking: 1.5 spaces per unit



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## One-Family Residential

The One-Family Residential land use designation accommodates existing one-family residential dwellings and ancillary uses such as parks and community/institutional uses. Over 45% of the land within the Plan boundaries will retain a One-Family Residential designation.

### Rationale

The plan recognizes that the One-Family Residential designation is a valued housing type and provides an important part of the housing mix in Austin Heights. New development should respect the character of the existing neighbourhood.

### Policies

- a. Retain the one-family character of lands designated One-Family Residential.
- b. Continue to provide opportunity for secondary suites and home-based businesses within single-family areas in accordance with the City's existing policies and regulations.



Austin Heights Neighbourhood Plan



## Parks, Recreation and Natural Areas

The Parks and Recreation land use designation accommodates lands being used or intended to be used as public parks, and/or oriented to recreation and leisure uses.

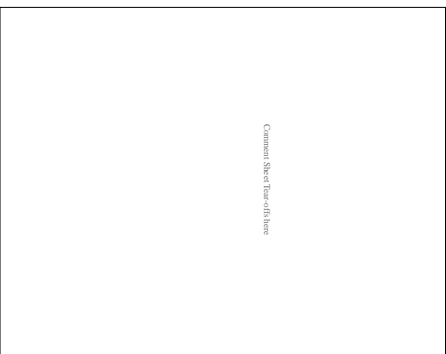
The Natural Areas designation includes land that provides habitat for wildlife and fisheries values, the riparian areas adjacent to stream corridors and may include lands that are hazardous to development due to potential for land slippage, erosion, debris flows or flooding.

### Rationale

Austin Heights is home to Blue Mountain Park and the Poirer Leisure Precinct, which provide a wide range of active and passive recreation opportunities both for the local neighbourhood and the wider Coquitlam community. Natural Areas lands provide habitat for fish and wildlife and form important stream protection areas.

### Policies

Specific Parks, Recreation and Natural Areas policies are on the tear-off sheets below.



Austin Heights Neighbourhood Plan





### 3.5 PARKS, RECREATION AND NATURAL AREAS

#### 3.5.1 Description of Designations

The Parks and Recreation land use designation accommodates lands being used or intended to be used as public parks, and/or oriented to recreation and leisure uses.

The Natural Areas designation includes land that provides habitat for wildlife and fisheries values, the riparian areas adjacent to stream corridors and may include lands that are hazardous to development due to potential for land slippage, erosion, debris flows or flooding.

#### 3.5.2 Rationale

Austin Heights is home to Blue Mountain Park and the Poirier Leisure Precinct, which provide a wide range of active and passive recreation opportunities both for the local neighbourhood and the wider Coquitlam community. Natural Areas lands provide habitat for fish and wildlife and form important stream protection areas.

#### 3.5.3 Policies:

##### **Parks and Recreation Policies**

- a) Explore opportunities to enhance, upgrade and expand existing parks, open space, sports fields and recreational amenities to accommodate current and future needs, pursuant to the update of the City's existing Parks, Open Space and Leisure Facilities Master Plan. The results of the update will include proposed improvements to be made in Austin Heights to support the growth proposed as part of this Neighbourhood Plan.
- b) Enhance the network of parks, recreation facilities, natural open space and greenways to support and encourage rehabilitation of habitat and provide educational and outdoor recreation opportunities that are respectful of wildlife and plant habitat.

##### **Natural Areas**

- c) Explore opportunities to enhance or rehabilitate natural areas in Austin Heights.

##### **Civic Facility Policies**

- d) Recognize the importance of the Poirier Leisure Precinct as an area-wide recreational and cultural resource. To reinforce and enhance this precinct the City will undertake a comprehensive master planning process that considers, among other components, adjacent land use, future recreation and sport needs, urban design, servicing, transportation, parking and other development elements.
- e) Explore opportunities to partner with School District 43 to expand, enhance and improve school facilities which benefit both the school and the community.

##### **Public Art Policy**

- f) Explore opportunities for public art in partnership with the local community and/or new development in Austin Heights as a means to further develop the sense of place in the neighbourhood and/or reflect local history and culture.

## Transportation

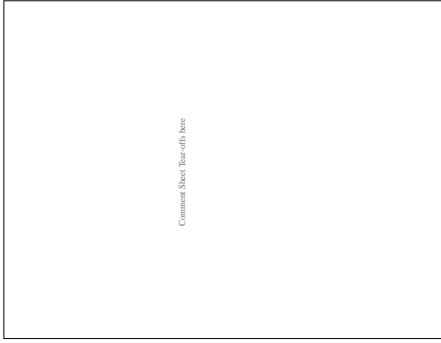
The Plan envisions a compact neighbourhood design (i.e. high-density mixed-use core area with a pleasant pedestrian environment) with a balance of transportation facilities that encourage people to walk, cycle and take the bus to and from shops, school, work, parks and leisure facilities.

Greater emphasis on more sustainable modes will help to promote a shift to walking, cycling and transit use, which help to reduce greenhouse gas emissions, support healthier lifestyles, and play a role in creating vibrant neighbourhoods.

Key elements of the pedestrian experience include distinctive "people places" proposed for the heart of the commercial core to provide opportunities for people to sit, stroll, shop and linger

### Policies

Specific Transportation policies are on the tear-off sheets below.





## Utilities and Infrastructure

Expansion of the City's water, sewer and service infrastructure will be needed to accommodate the proposed increase of 5,000 people over the 20-year time frame of this plan. While recognizing the importance of satisfying the functional demand created by the growth in population and business activity, the planning of new infrastructure will also take into account the impacts on the environment, particularly from a stormwater management perspective.

### Policies

- The City will develop strategy to determine the scope of expansion, cost and phasing of improvements to water, sanitary and storm sewer infrastructure that will be required to service new developments in Austin Heights;
- Ensure new development provides an equitable financial contribution towards any required infrastructure improvements;
- Work with other utilities providers (electricity, gas, telecommunications) to ensure the timely delivery of those services to coincide with new development;
- Plan and coordinate the location of utility boxes to minimize their impact of the public realm. Place utility boxes underground or inside a building, wherever possible;
- Incorporate stormwater approaches to implement the intent of the Nelson Creek and Como Creek Integrated Watershed Management Plans, once adopted and as amended from time to time;
- For all areas within Austin Heights not covered by an adopted Integrated Watershed Management Plan, apply the Rainwater Management Source Control Design Requirements and Guidelines, March 2009 as amended from time to time to all subdivision and building permit applications in the Austin Heights Neighbourhood Plan area;
- Ensure new development satisfies Coquitlam Fire and Rescue's requirements regarding access, water supply and addressing.



*Public Realm refers to all those parts of the built environment which allow public access. It encompasses: all streets, squares and other rights of way, open spaces and parks; and semi-public spaces.*

- traffic conditions change, explore alternative routes for cyclists in this area.
- Improve cycle amenities through the provision of bicycle parking and end-of-trip facilities at key destinations.
  - Coordinate with TransLink to identify Austin Avenue as a key east-west transit corridor and provide optimal transit frequency consistent with the increased density.
  - Design on-street 'bus stops' to improve transit efficiency, comfort and accessibility of waiting passengers while improving the public realm on Austin Avenue.
  - Enhance bus stops with adequate circulation space, pedestrian amenities, weather protection through shelters or awnings and waiting areas as part of the frontage improvements for new development.
- 4.1.3 Transit Policies**
- Continue to work with TransLink to achieve optimal transit service coverage, frequency, service reliability and connections to rapid transit stations as part of the Northeast Sector Transit Area Plan update.
  - Coordinate with TransLink to identify Austin Avenue as a key east-west transit corridor and provide optimal transit frequency consistent with the increased density.
  - Design on-street 'bus stops' to improve transit efficiency, comfort and accessibility of waiting passengers while improving the public realm on Austin Avenue.
  - Enhance bus stops with adequate circulation space, pedestrian amenities, weather protection through shelters or awnings and waiting areas as part of the frontage improvements for new development.
- 4.1.4 Parking Policies**
- Explore opportunities to increase the supply of on-street parking in the commercial core.
  - Encourage parking turnover and efficient use of street parking in the commercial core and boiler Precinct through the implementation of variable time limits and/or other parking management strategies.
  - Consider the allocation of on-street parking spaces to serve car share/car co-op organizations.
  - Facilitate Transportation Demand Management (TDM) measures as part of the redevelopment process to encourage walking, cycling and transit use.
- 4.1.5 Street Policies**
- Develop Street Standards and Guidelines to detail right-of-way and public realm improvements to be constructed as part of redevelopment in Austin Heights.
  - Encourage all loading and solid waste collection functions to be accommodated on-site in a manner that minimizes their impact on the public realm.
  - Through the Strategic Transportation Plan update process, develop an optimal street network
- classification system that reflects street functionality consistent with the envisioned land use plan.
- Consider the development of a sustainable residential street design that minimizes hard surface treatment, narrows vehicle travel lanes, encourages walking, cycling and neighbourhood activities.
  - Explore the feasibility of securing a safe and functional connection of the east end of the rear lane on the south side of Austin Avenue between Marmont and Gatenbury streets to Austin Avenue, as shown on Schedule D.
- Austin Avenue**
- As part of redevelopment, undertake a slight widening of the right-of-way of Austin Avenue between Blue Mountain and Gatenbury Streets to provide an improved public realm while ensuring a well-functioning, multi-modal street consistent with its role as part of the Major Road Network.
  - Minimize vehicle/pedestrian conflicts in the commercial core by reducing and restricting the number of vehicle access points on Austin Avenue.
- Ridgeway Avenue Walk**
- Create a shared street on Ridgeway Avenue between Nelson and Marmont Streets utilizing a pedestrian priority design.
  - Distinguish the Ridgeway Avenue Walk portion by introducing intersection improvements at Nelson and Marmont Streets to act as gateway features.
  - Increase the right-of-way width, to provide a continuous surface treatment, on-street parking and other special streetscape treatments.
  - Parking and loading access to parcels along Ridgeway Avenue Walk should be minimized.





## Environment

The Austin Heights Neighbourhood Plan demonstrates the commitment of both the City and the community to local climate change action through the creation of compact, complete, and connected neighbourhood which typically result in lower GHG emissions as people drive less and choose more active forms for transportation (walking, biking and transit). Lower GHG emissions benefits the environment through enhanced air quality and improved natural areas for fish and wildlife.

Plan policies also recognize that the neighbourhood contains a number of important stream corridors and together with their associated riparian areas have the significant opportunity to improve downstream water quality and fish habitat, while providing an important stormwater control function for the neighbourhood.

The policies in the plan also work to preserve and respect the multi-functional "green infrastructure (consisting of natural areas, open spaces, greenways, urban forest and parkland) which help or mitigate the impacts of urban development on fish and wildlife habitat and sustains a healthy and livable environment for the neighbourhood.

### Policies

- a. The City will seek through redevelopment opportunities to improve connectivity of natural areas and wildlife corridors including areas in and around Nelson, Como, Booth creeks and tributaries to preserve or respect environmentally sensitive areas for fish and wildlife, particularly bears.
- b. Ensure that solid waste management facilities for multi-family and commercial developments are designed according to the Bear Smart principles as per the City's Solid Waste Management Bylaw, No. 2512, 1992, as amended.
- c. Ensure landscaping plans for subdivision, multi-family and single-family housing incorporate Bear Smart principles and do not include plant species on Coquitlam's Invasive Plant List.
- d. Encourage new development to incorporate designs to lower greenhouse gas emissions.



## Implementation and Monitoring

### Achieving Plan Goals

The Austin Heights Neighbourhood Plan represents a long-term vision for future growth and redevelopment. Implementing the Neighbourhood Plan requires a coordinated effort of the plans policies and guidelines with pertinent parallel documents/bylaws/regulations. The following is a list of tasks is needed to implement the plan.

- » Prepare amendments to the Zoning Bylaw No. 3000, 1996, to achieve the vision for the neighbourhood core
- » Develop a coordinated inter-departmental Servicing Strategy that describes the phasing of improvements to utilities, transportation and parks facilities relative to development as it occurs. It should also outline the timing and departmental responsibility to effectively implement the plan.
- » Develop an 'Urban Design Ideas Catalogue' to illustrate the principles and intent of the Austin Heights Neighbourhood Commercial Development Permit guidelines.
- » Develop Street Standards to direct the development of frontage improvements to the streets and public rights-of-way in Austin Heights.
- » Develop a voluntarily, incentive-based density bonus strategy as outlined in this Plan and determined by Council in exchange for contributing to affordable housing and other public amenities. This work is to outline an amenity plan directing how density bonus contributions will be allocated.

### Monitoring

Staff will routinely monitor by tracking housing mix, retail and office floor space and the provision of public amenities and affordable housing in the neighbourhood to ensure the vision of the Plan is being implemented consistent with the Plan principles. Staff will monitor these Plan indicators and report back to Council on an annual basis.



## Hierarchy of Streets

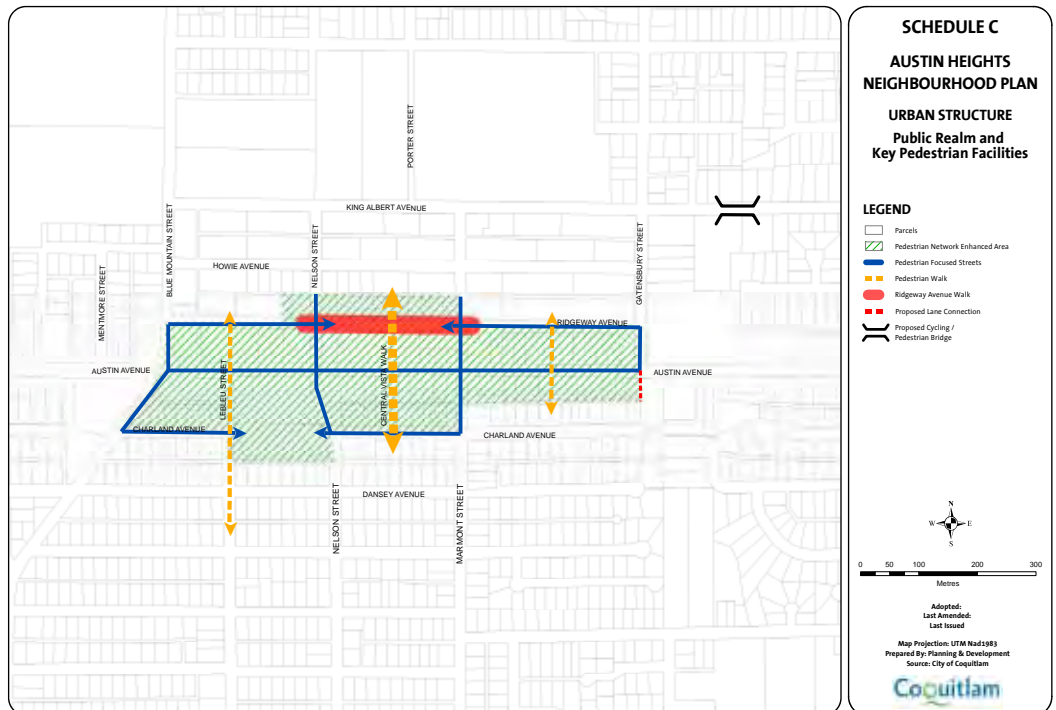


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## Urban Structure

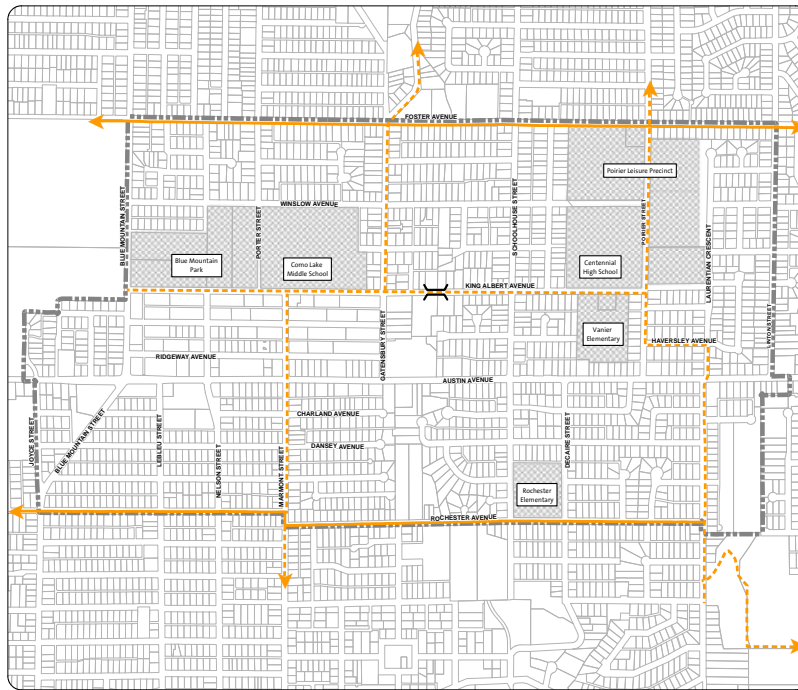


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## Bicycle Network Plan



**SCHEDULE D**  
**AUSTIN HEIGHTS**  
**NEIGHBOURHOOD PLAN**  
**BICYCLE NETWORK PLAN**

**LEGEND**

- Neighbourhood Plan Boundary
- Parks & Schools
- Planned Bike Route
- Existing Bike Route
- Proposed Cycling / Pedestrian Bridge

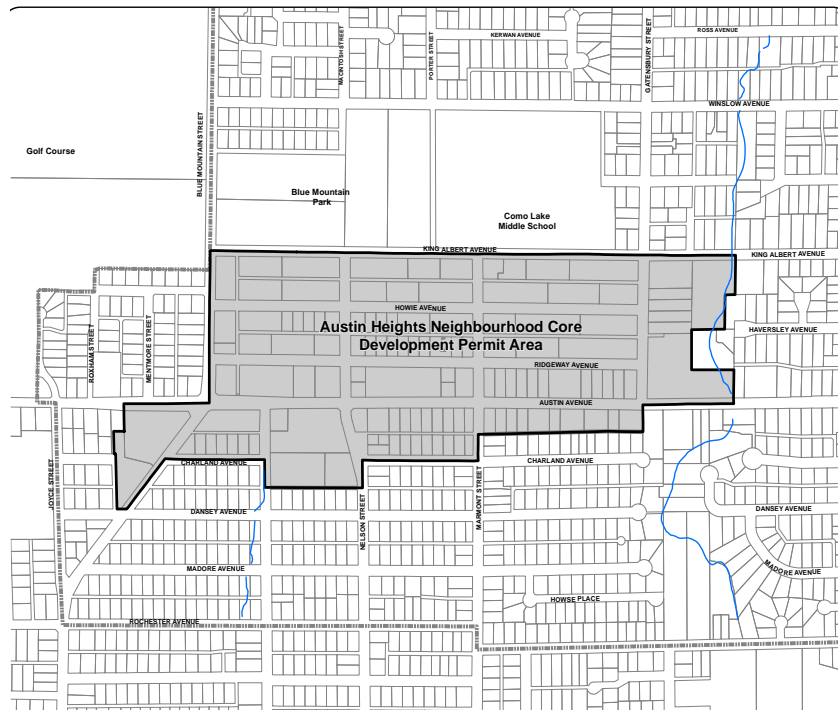
Adopted:  
 Last Amended:  
 Last Issued:

Map Projection: UTM Nads83  
 Prepared By: Planning & Development  
 Source: City of Coquitlam

Austin Heights Neighbourhood Plan



## Development Permit Area



**SCHEDULE E**  
**AUSTIN HEIGHTS**  
**NEIGHBOURHOOD PLAN**  
**DEVELOPMENT PERMIT**  
**AREA**

**LEGEND**

- Austin Heights Neighbourhood Plan Boundary
- Austin Heights Development Permit Area
- Streams
- Parcels

**\*DISCLAIMER\***  
 Hydrologic prediction development permit area policies may apply.  
 This map presents a preliminary assessment of known watercourses, but not necessarily near each location. Other permanent and intermittent watercourses may be identified over time as development plans are created. Fish habitat values, top-of-bank surveys and biological Land Hydrologic Condition Indices of these watercourses will need to be evaluated by development proponents at the development permit stage. Streamside protection measures will be determined, as appropriate, in consultation with water government regulatory agencies. In addition, formal authorization under section 32 of the Federal Fisheries Act may also be necessary.

The City does not guarantee or warrant the reliability, accuracy, quality, currency, validity or completeness of the information presented. This information is provided for information and convenience purposes only.

Adopted:  
 Last Amended:  
 Last Issued:

Map Projection: UTM Nads83  
 Prepared By: Planning & Development  
 Source: City of Coquitlam

Austin Heights Neighbourhood Plan





## Development Permit Guidelines

### Area of Application

Development Permit Areas have been established for:

- » The "Austin Heights Neighbourhood Commercial" area, as identified on Schedule F.
  - » The "Watercourse Protection" area applies to all lands within 30 metres of the high water mark or top-of-bank of a watercourse.
- Development Permit Guidelines outlined in Section 8 of the SWCAP also apply to all Commercial, Multi-family and Neighbourhood Attached Residential areas.

### Objectives

#### Form and Character:

1. Active Frontages: Ensure all new development fosters an active and vibrant public realm in the neighbourhood core with an emphasis on the pedestrian experience.
2. Building Siting & Form: Ensure building siting and form establishes strong street definition, considers privacy for residents and effectively transitions building forms.
3. Parking, Vehicle Access and Loading: Ensure parking, loading, vehicle access and utility infrastructure does not detract from the quality of the public realm.
4. Landscaping and Building Finishing: Promote landscaping and building finishing that complements the public realm and reduces impervious surfaces.
5. Signage: Recognize the importance of sensitive sign integration that considers the pedestrian perspective.

#### Energy Efficiency and Reducing GHG emissions:

6. Energy Efficient Building Forms:
  - i. Encourage energy efficiency and conservation in the design of new development;
  - ii. Encourage building and site design that works to reduce overall community greenhouse gas emissions.

#### Landmark Buildings:

7. Promote design excellence for landmark buildings that is driven by external appearance, and not just by internal functions and layout.
8. Ensure the look of a landmark building is considered from distance sites and/or approaches into the neighbourhood.

Austin Heights Neighbourhood Plan



## Development Permit Guidelines

### Design vision

- » Austin Avenue is a high-density, mixed-use and transit oriented corridor with a range of active commercial uses including retail and office with residential located above. A strong streetwall is proposed to define the street along with an improved public realm. A contemporary built form and character that emphasizes pedestrian access while accommodating large format commercial uses is proposed for this street.
- » Ridgeway Avenue Walk is envisioned to be a distinct character area in the heart of the neighbourhood - a vibrant mixed-use, pedestrian focused, "shared street" with special streetscape and building character elements to distinguish it from the rest of the commercial core. As shown on Schedule D.
- » Central Vista Walk and the Secondary Pedestrian Walks are a series of north-south mid-block walkways and plazas to increase pedestrian connectivity through the neighbourhood. These spaces increase the opportunity for shops, cafes and restaurants to spill out into pedestrian areas. The "Walks" incorporate public art and a variety of streetscape elements, pedestrian amenities and are framed by adjacent buildings with active ground floor uses. As shown on Schedule D.

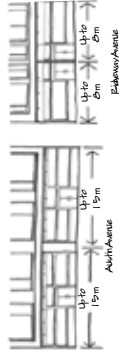


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Austin Heights Neighbourhood Plan

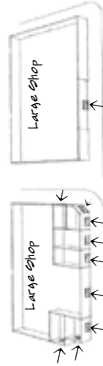


- 1) Design building facades along **MANDATORY COMMERCIAL STREET FRONTAGES** to have the appearance of small individual shop fronts. Consider store front treatments that do not appear wider than 15 metres, except along Ridgeway Avenue, where 8 metre maximum widths are preferred to support the pedestrian oriented street character.



- 2) Break up the long facades of large commercial units with small shops addressing the public realm that wrap the larger commercial unit.

**THIS**



**NOT THIS**

- 3) Wrap commercial uses around the corner of building frontages designated **MANDATORY COMMERCIAL STREET FRONTAGE**.
- 4) Incorporate additional building setbacks or corner cuts where a development fronts an intersection to provide space for public plazas. Outdoor seating for cafés and restaurants, outdoor display and other active uses is strongly encouraged in these locations, particularly for south facing corners with good solar exposure.
- 5) At corners, design architectural features and finishing and locate pedestrian entrances in a manner that responds to the visual prominence of intersections.
- 6) Step buildings with at-grade retail frontage along the north-south slope in a manner that creates a strong visual and physical connection with the public realm. Individual shop entrances should have a direct at-grade connection to the public realm.

*Public Realm refers to all those parts of the built environment which allow public access. It encompasses: all streets, squares and other rights of way, open spaces and parks, and semi-public spaces.*

- 7) Provide continuous weather protection along the first storey of **MANDATORY COMMERCIAL STREET FRONTAGES**. Awnings and canopies should be placed to respect the facade architecture and fenestration (placement of windows and doors) patterns of the building.

- 8) Avoid ground level blank walls. Consider unique design features (i.e. living wall, artistic treatment, architectural elements) for all blank walls.

**C. ACTIVE FRONTAGES - MULTI-FAMILY RESIDENTIAL AND EMPLOYMENT LIVING USES**

To achieve the objectives for active, vibrant and pedestrian oriented residential and employment living frontages, new development must meet the intent of the following:

- 1) Orient all dwelling units at or near grade toward the street or public pedestrian means with direct access from an individual entrance.
- 2) Step ground oriented residential units down the north-south slope to maintain a strong connection with the public realm.
- 3) To ensure a degree of privacy while maintaining natural surveillance of the street, design ground floor residential units to be slightly elevated above the sidewalk.
- 4) Clearly delineate the separation between public and private space along streets and pedestrian corridors while allowing for natural surveillance of the public realm.



**D. BUILDING SITING & FORM - ALL DEVELOPMENTS**

To achieve the objectives for strong street definition and effective transition of building forms, new development must meet the intent of the following:

- 1) Design buildings fronting Ridgeway Avenue, between Nelson Street and Mamont Street, with a consistent 2 to 3 storey street wall (building facade). Above that height buildings should step-back to allow sunlight penetration to street level.
- 2) Design buildings fronting Austin Avenue with a consistent 3 to 4 storey street wall (building facade). Above that height buildings should step-back to allow sunlight penetration to street level.

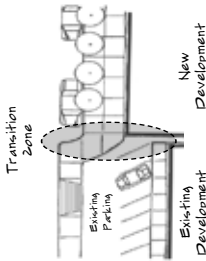


**6.1.3 Guidelines to Achieve Objectives**

**A. ACTIVE FRONTAGES - ALL DEVELOPMENTS**

To achieve the objectives for fostering active, vibrant and pedestrian oriented streets and public spaces, new development must meet the intent of the following:

- 1) Provide frontage improvements for all streets in the neighbourhood commercial core in accordance with the Austin Heights Street Standards, once adopted by Council, and amended from time to time.
- 2) Ensure incremental frontage improvements associated with new development provides a safe and functional transition with adjacent existing development, considering both pedestrian and vehicle access. Proponents will be expected to demonstrate transition and mitigation measures at the time of application.

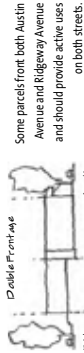


- 3) Incorporate building design elements that enhance rear lanes for pedestrian safety and establish an effective interface with adjacent uses. Consider active uses and pedestrian design elements such as lighting, integrated building access, high quality landscaping and screening of service/utility functions.

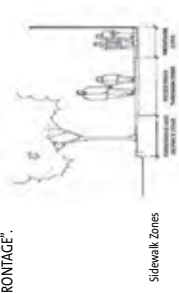
**B. ACTIVE FRONTAGES - COMMERCIAL AND MIXED-USE DEVELOPMENT**

To achieve the objectives for active, vibrant and pedestrian-oriented streets new development must meet the intent of the following:

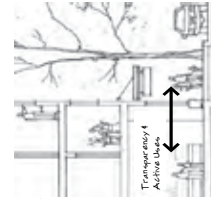
- 1) Provide continuous and street oriented at-grade commercial or civic uses for all ground level frontages identified on Schedule C as **MANDATORY COMMERCIAL STREET FRONTAGE**. Well integrated breaks are appropriate for ground level lobby entrances to residential uses located on upper storeys, provided they are carefully designed to respect the continuous store-front character of the street. Breaks in the continuous frontage can also be considered for access to concealed vehicle parking or loading in accordance with the provisions of Section 6.1.2 (f).



- 2) Provide continuous and ground-oriented employment living or residential uses in the first floor of all buildings along frontages identified on Schedule C as **RESIDENTIAL OR EMPLOYMENT LIVING STREET FRONTAGE**. Breaks in the continuous frontage can also be considered for access to concealed vehicle parking or loading in accordance with the provisions of Section 6.1.2 (f).
- 3) Provide continuous and ground-oriented commercial, employment living, residential or highly transparent residential amenity uses in the first floor of all buildings along frontages identified on Schedule C as **SECONDARY ACTIVE STREET FRONTAGE**. Breaks in the continuous frontage can also be considered for access to concealed vehicle parking or loading in accordance with the provisions of Section 6.1.2 (f).
- 4) Consider building designs that create flexibility for future employment living uses, as defined in the Zoning Bylaw, for frontages designated on Schedule C as **RESIDENTIAL OR EMPLOYMENT LIVING STREET FRONTAGE**.



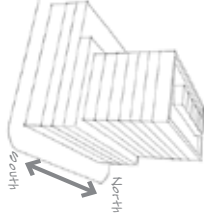
- 5) Locate café/restaurant patios and/or outdoor display in the frontage zone adjacent to the building to ensure a clear pedestrian through zone on the sidewalk.
- 6) Design all street frontages to ensure access to off-street parking, servicing and loading areas, minimize the negative impacts on the pedestrian realm and continuity of the active building frontages.
- 7) Incorporate windows to achieve a high degree of transparency at ground level to ensure casual surveillance of the street.



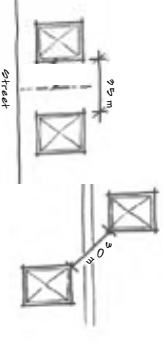
- 3) Design plazas and pedestrian mid-block walkways to ensure adequate space for access, pedestrian circulation and sunlight penetration while providing sufficient space for café seating, outdoor display and landscaping, where appropriate.



- 4) Orient the wide portion of buildings north-south, minimizing the width along the east-west elevation to reduce shadowing and maximize solar penetration at the street level.



- 5) Where possible maintain a minimum distance of 35 metres (30 metres diagonally) between towers (above 4 storeys) to minimize shadowing and to ensure adequate light, air, access, views and privacy for residents.



- 7) Design the primary entrance to all residential buildings in a manner that establishes a strong and visible street presence with direct sight lines into the lobby.
- E. PARKING, VEHICLE ACCESS, LOADING AND UTILITY INFRASTRUCTURE**
- To achieve the objective of supporting effective integration of parking, loading, vehicle access and utility infrastructure in a manner that does not detract from the public realm, new development must meet the intent of the following:
- 1) Conceal all off-street parking within a building or underground. Separate at-grade or above-grade parking from any street, lane or pedestrian corridor with an active use (e.g. residential or commercial). Concealed parking directly adjacent to a lane is acceptable if it is appropriately screened and does not negatively impact adjacent uses.
  - 2) Provide access to off-street parking and loading from the lane. Where a lane does not exist or cannot be provided, locate and design off-street parking access, service and loading areas in a manner that:
    - Minimizes disruption to the continuity of the building frontage, pedestrian movement zone and public realm; and
    - Minimizes the negative impacts of vehicle entrance ramps and service areas through treatment such as enclosure, screening, finish materials, lighting location and orientation, and landscaping.
  - 3) Allow for the provision of on-street parking within the public right-of-way.
  - 4) Design loading and service areas to be concealed within commercial and mixed-use buildings.
  - 5) Avoid access to off-street parking and loading along Ridgeway Avenue Walk, as shown on Schedule D, to achieve the important pedestrian character of that street.
  - 6) Locate utility boxes, ventilation equipment or other at-grade mechanical equipment underground or in a discrete and screened location so not to negatively impact the public realm.
  - 7) Where feasible, relocate overhead utilities to underground ducts on adjacent street frontages. Where relocating overhead utilities to underground is not feasible, provide underground ducting infrastructure along these frontages to support future relocation.

**F. LANDSCAPING AND BUILDING FINISHING - ALL DEVELOPMENTS**

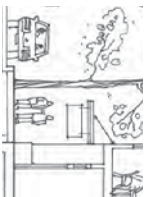
To achieve the objective of integrating landscaping and building finishing that complements the public realm and reduces impervious surfaces, new development must meet the intent of the following:

- 1) Avoid exposed building and parking structure foundations. If unavoidable, design them in a manner consistent with the building finish, or screen exposed foundation with appropriate landscaping.
- 2) Encourage permeable paving materials to reduce rainwater run-off on driveways, pathways and other hard surfaces on-site, and/or consider grading of hard surfaces towards landscaped areas.
- 3) Select and locate lighting in a manner that maximizes pedestrian safety while not resulting in glare, light pollution or nuisance to residents or adjacent properties.
- 4) Design roof tops on low rise portions of a building in a manner that considers views from above and utilizes the space for active uses where appropriate. Consider design that incorporates landscaping, vegetation, and stormwater management.
- 5) Design underground parking structures to minimize conflicts with landscaping features and tree pits.

**G. SIGNAGE - COMMERCIAL AND MIXED USE**

To achieve the objective of sensitively and effectively integrating commercial signage, consider the following:

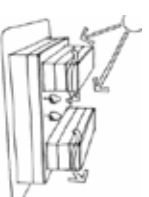
- 1) Where appropriate, incorporate under awning/canopy pedestrian oriented signage.
- 2) Notwithstanding any provision of the Sign Bylaw, No. 3873, 2008, architecturally coordinate all signs and signage with the overall design of the building and landscaping.



**H. ENERGY EFFICIENT BUILDING FORMS AND SITING**

To achieve the objectives of encouraging energy efficient buildings, consider the following:

- 1) Explore residential unit designs with at least two exterior walls to maximize daylight access and passive cooling/ventilation. This can be accomplished by incorporating a mezzanine or central courtyard in between residential units and designing buildings with natural ventilation.



- 2) Where possible, coordinate landscape materials and building siting to provide shade from direct sunlight during the hot summer hours, while allowing sunlight penetration into the building in winter.
- 3) Explore the incorporation of renewable energy generation technologies to meet a portion of lighting, water or space heating demand (e.g. solar thermal hot water, solar thermal voltaic, ground source heat pump).

**I. LANDMARK BUILDINGS**

To achieve the objectives for landmark buildings consider the following design parameters:

- 1) Appropriate response to topography;
- 2) Appropriate transition in scale and integration with adjacent buildings;
- 3) Appropriate street level character;
- 4) Appropriate scale and step-back from the street at higher elevations;
- 5) Consideration of views and vistas to and from key sites and within the neighbourhood;
- 6) Consideration of the impact of the building on transportation, infrastructure shadowing, wind and views effects;
- 7) Consideration of documentary images demonstrating how the proposed building fits into the landscape;
- 8) A smaller or uniquely shaped floor plate;
- 9) An oblique or customized building orientation;
- 10) The use of high-quality finishes and exterior cladding materials.
- 11) A tailored building (base, shaft, top), with appropriate proportions of each part;
- 12) A distinctive profile for the upper part of the building;
- 13) Attractive and publicly accessible spaces, art, and/or other amenities at the ground level;
- 14) The design of all ground-level frontages to ensure a vibrant public realm with active uses to foster pedestrian activity;
- 15) Enhancement of the building's corner location;
- 16) Appropriate screening of all mechanical equipment.



## Creating Active Pedestrian Streets in the Commercial Core



Outdoor displays add colour and vibrancy to the street.



This restaurant wraps the corner and places its patio facing the flanking street.



Active retail spaces at street level help to contribute to pedestrian activity, while a cafe can provide a place to pause and watch the world go by.



Flowers and produce add colour to the sidewalk and encourage pedestrian shoppers.



Having a variety of smaller shops allows for more choice and visual interest.

High quality design focused at street level is important to help create a vibrant, pedestrian focused environment. Wider sidewalks, street trees, coordinated street furniture and shops opening onto the sidewalk will be designed to help foster a better environment for businesses and the public.



On a steep slope, stairs may be necessary to provide flat areas for seating and outdoor display, however a sloped sidewalk next to the roadway is still required.



This grocery store uses its windows for displays to entice passers-by inside.



Wrapping large shops helps to ensure an active street. The smaller shops can complement the larger shop and help to foster a better business environment for both.



Corner setbacks can allow for outdoor cafes and restaurants.



Continuous weather protection is important in a wet climate like Coquitlam's.



## Watercourse Protection Guidelines

Three protected watercourses lie within the plan area: Nelson Creek, Como Creek and Booth Creek, as shown on Schedule A. The sections of these watercourses located within the plan area provide fish habitat for resident fish in the plan area as well as downstream water flows, food and nutrients.

### Objectives

The objective of the Watercourse Protection Development Permit area is to ensure the review of proposed development activities adjacent to watercourses, in accordance with the Zoning Bylaw's RAR provisions, where the proposed development does not trigger a subdivision, rezoning or development/development variance permit.

### Guidelines to Achieve Objectives

1. DEVELOPMENT within 30 metres of the high water mark or top-of-bank of a watercourse (the Riparian Assessment Area, as shown on Schedule A) triggers a Watercourse Protection Development Permit and a review under the Riparian Areas Regulation (RAR) provisions under Section 523 of the Zoning Bylaw, No. 3000, 1996.
2. The Watercourse Protection Development Permit can also facilitate modification of the applicable regulations to further achieve the enhancement and protection of watercourses.





## Creating Active Residential Environments



Individual entrances help to prevent large buildings from feeling like big apartment buildings.



This building addresses the rear lane with a secondary entrance, landscaping and a vehicle drop-off zone.



These townhouses step down the slope so each patio is the same height above the sidewalk.



Separate entrances allow for an individual address and can be personalized to suit the residents.



The main floor of a ground-oriented unit can be used for either work space or extra living space and provides an incubator space for small, local business. When designed properly a live-work unit can look like a regular townhouse.

Good design can help to ensure our residential streets are livable and safe. Individual entrances for ground-floor units are preferred instead of one large entrance. Proper separation between the public sidewalk and the private patio or entry of a residential unit can be achieved with proper landscaping and a change in height, while still allowing for natural surveillance and increasing safety.

Every unit should have some form of private outdoor space.

Ground-oriented units can allow people to take ownership of their entrance and provide casual surveillance of the street.



These ground-floor patios allow for personalized landscaping and help to lend a residential character to the street and increase the feeling of safety in the neighbourhood.



Having the main floor of a ground-level unit raised up can help to increase privacy and the separation between public and private space.



A raised entrance patio provides an excellent semi-private transition from the street to the home.



These townhouses front a lane making it more like a mini street.

Austin Heights Neighbourhood Plan - Ideas Catalogue

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## Building Form, Placement and Design



Having the long side facing east/west allows for maximum light penetration at mid-day highlighting the vibrant colour elements of this building.



The building slab steps down allowing each shop to meet the grade of the sidewalk.



The placement of these towers on opposite corners of the podium helps to minimise shadows and ensure a degree of privacy for residents.



The top of this building steps back to reduce shadowing and the perceived size of the building at street level.



Special architectural details should be placed at corners.

Buildings should be designed to minimise shadowing, wind and view impacts on neighbouring properties, while providing a strong streetwall and sense of enclosure to the streets.

Tall buildings should be slim and spaced a minimum of 30m apart with the upper floors stepped back to reduce the perceived size of the building from street level.

Corners are special places that should have extra architectural attention and additional setbacks to provide more pedestrian space.

Additional height can respond to the prominence of corners and provides an opportunity for architectural flourish.



Two sidewalks come together at corners and an additional setbacks will provide more circulation space for pedestrians.



A curved facade responds to the corner while providing additional sidewalk space.



A central courtyard allows for sunlight to hit all sides of the building and creates more opportunity for solar gain and natural ventilation.



A consistent streetwall frames the street and provides a sense of enclosure.

Austin Heights Neighbourhood Plan - Ideas Catalogue

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## Plazas, Walkways and Landscaping



This walkway provides direct pedestrian access to residential units and internal courtyards.



Pedestrian only mid-block walkway connecting two streets.



Two sidewalks come together at corners and an additional setbacks will provide more circulation space for pedestrians or a plaza.



A large plaza at the entrance to this walkway allows for space for a café, outdoor display and/or public art.



Plazas provide an excellent location for outdoor cafés and restaurants.

Public plazas provide space for outdoor cafés and restaurants and can be used to host festivals or public markets. Mid-block walkways are extra pedestrian connections to make walking around the neighbourhood easier. Shops and townhouses will front directly onto these walkways.

Good landscaping, new street trees and high-quality materials will go a long way to improving the neighbourhood and encouraging people to visit Austin Heights.



Courtyard with shops opening onto a seating area.



This landscaped walkway provides pedestrian access to ground-level residential units



A large roof with natural landscaping helps to cool the building in summer and providing extra insulation in winter while giving residents gardening plots and recreation space.



These townhouses are shaded by a double row of trees.



High-quality landscaping and permeable paving can help reduce stormwater run-off.

Austin Heights Neighbourhood Plan - Ideas Catalogue

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## Servicing, Parking and Signage



Hanging signs made of traditional materials can add a personalized element to the street.



This parking entrance uses a residential patio and landscaping to help conceal it.



Residential parking entrance off the lane incorporates planting to soften the edge.



This garage entrance is small and matches the pattern of the rest of the building while respecting the adjacent retail shops.



Hanging signs provide colour and visual interest and are oriented to pedestrians.

To foster a vibrant pedestrian environment all parking is encouraged to be placed underground. Safe, functional garage entrances will be placed on side streets or off rear lanes to minimise driveways crossings on Austin Avenue. New on-street parking on Austin Avenue will allow customers easy access to short-term parking in front of businesses.

Signage should be designed to attract pedestrian shoppers.



This parking entrance off the principle street minimized the interruption to the flow of the pedestrian street.



On-street parking can provide an effective buffer from traffic making pedestrians feel safer and encouraging walking.



On-street parking provides shops with a supply of high-turnover parking close to their business.



The art glass wall on this building screens an above grade parking garage.



Underground loading spaces remove clutter from the public realm and improve the pedestrian environment.

Austin Heights Neighbourhood Plan - Ideas Catalogue

Coquitlam  
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