

City of Coquitlam

# Maillardville Neighbourhood Centre Design Guidelines

July 2008

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# 1.0 Introduction and Intent

## 1.1 Vision for the Redevelopment of Maillardville Neighbourhood Centre

The Council-appointed Task Force for Maillardville has sought new directions to encourage redevelopment in the community. It has been a disappointment that change has been slow to occur, particularly in the commercial core, in spite of past investments in public realm improvements and civic amenities. A first step in rethinking the future of Maillardville's Neighbourhood Centre was detaining a market assessment to help understand why redevelopment was not taking place under existing conditions and zoning regulations.

## 1.2 Overview of the Market Assessment

The market assessment by Paul Rollo and Associates determined that an increase in the density and scale of development was needed to attract new development to Maillardville's Neighbourhood Centre. Furthermore, an intensification of residential development would assist in the success and extent of retail and service commercial that could be sustained within the community. These conclusions led to the decision to engage design consultants to help the community envision how the Maillardville's Neighbourhood Centre could redevelop in keeping with their values and history.

## 1.3 Overview of the Planning and Rezoning Process

A design charrette held on July 7, 2007 brought community representatives and stakeholders together with the consultants and City staff and generated the directions that have become the basis for the Design Guidelines. The charrette process is summarized in a separate document: Ideas for Place Making. Several review meetings were held with the Task Force to confirm the results from the charrette into a number of consensus directions and to discuss the draft design guideline directions.

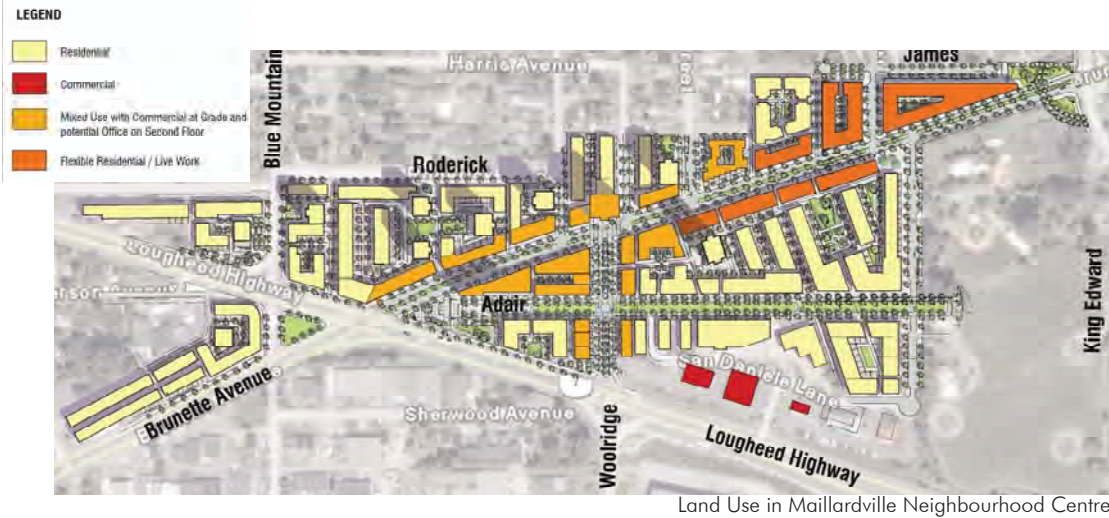


The results of the design charrette and these Design Guidelines will be used by City staff to amend the zoning bylaw for the core of Maillardville that will encourage the new forms of development to be implemented.

#### **1.4 Application of the Design Guidelines**

The Design Guidelines will be referenced in the Citywide Official Community Plan as part of the direction for preparing development permit applications for all sites within land designated as “Neighbourhood Centre” in Maillardville.

## 2.0 Land Use and Development Guidelines



### 2.1 Mixed Use Street-Fronting Development

The western end of the core of the Maillardville Neighbourhood will have retail commercial uses at grade fronting on Brunette Avenue and Woolridge to form a compact, pedestrian oriented shopping district. The market for retail uses is limited in Maillardville although it is expected to expand as more residential units are built in the area with new walk-in customers for the shops and services of Maillardville.

Retail uses will be required in all developments in these blockfaces to ensure that there will be continuous interest and animation of the public realm. The building guidelines specify design criteria to support the success and quality of these retail uses, including higher than typical ceilings and weather protection along the building fronts.

Floors above the ground level will be mixed use. It is anticipated that they will be primarily new residential with the possibility of some office uses.

### 2.2 Commercial Development along Lougheed Highway

Commercial buildings without mixed-use upper floors will only be permitted along Lougheed Highway east of Woolridge Street where stand-alone large footprint commercial buildings already are the existing land use.

### 2.3 Residential Development

All buildings fronting on streets other than Brunette and Woolridge are expected to be residential uses on all floors, ranging in typology from townhouses addressing the street to apartments in low, mid, and high rise configurations.

## 2.4 Flexible Residential / Live-Work Development

Fronting along Brunette to the east of the Village retail core, the recommended building form includes live-work studios along the street frontage that are designed to work as an interesting residential form, especially for home-based businesses, artists and artisans, while having the flexibility to be adapted in the future to pedestrian oriented retail and gallery space should demand warrant.



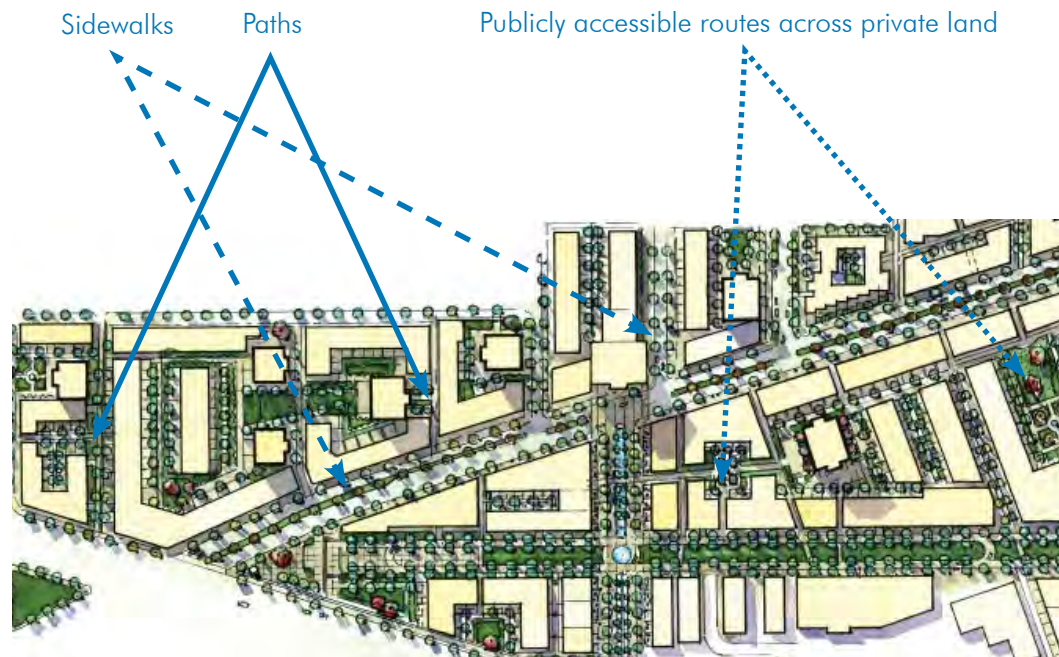
## 3.0 Public Realm Guidelines

### 3.1 Overall Guidelines

The Overall Guidelines set out the planning and design directions for the public realm within the area designated as “Neighbourhood Centre” in Maillardville. These guidelines apply to the specific streetscapes and other public realm elements described in the next section (3.2).

#### 3.1.1 Pedestrian Circulation Network

Pedestrian permeability is a key objective of the Maillardville Neighbourhood Centre design guidelines. This includes a system of north-south pathways and courtyards linking the residential areas north of the commercial core to Brunette Avenue and the blocks to the south of Brunette Avenue. The intention is to have sidewalks on both sides of every street as the core of the pedestrian network and to supplement this system with midblock and courtyard pedestrian links as redevelopment makes opportunities to put them in place.

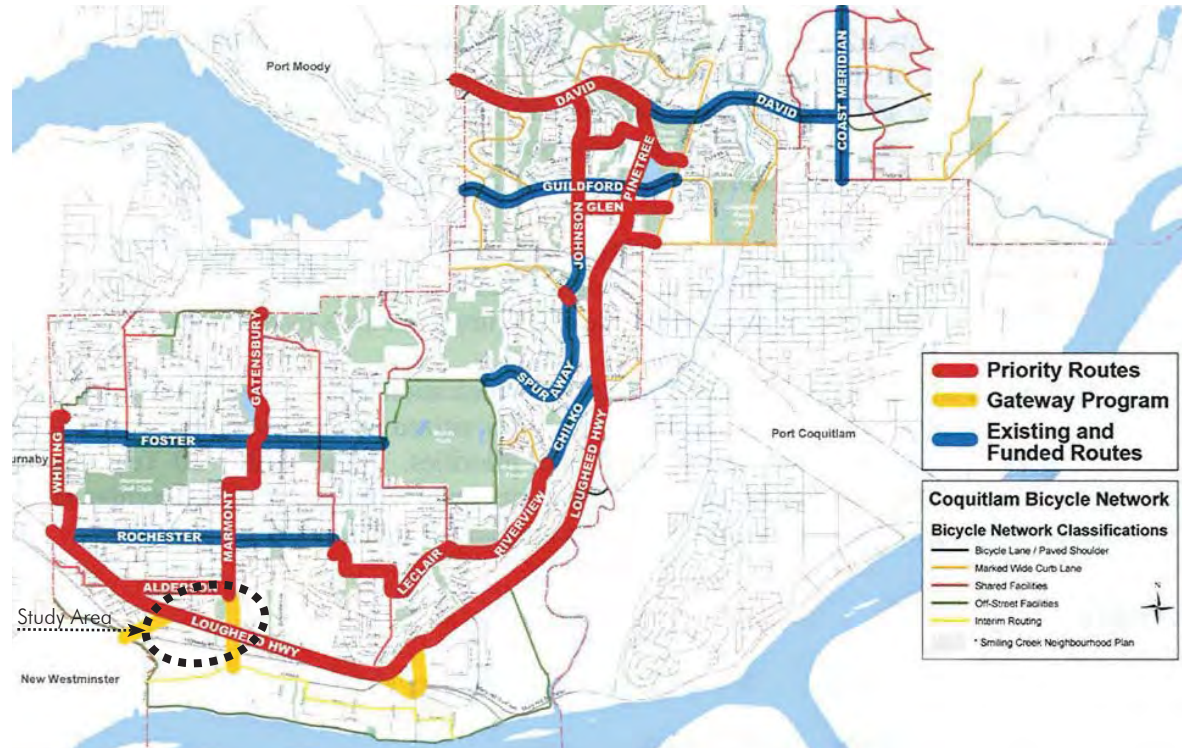


The concept plan and several of the architectural tests illustrate how to incorporate a number of these links. The actual locations of these pedestrian connections will vary from the concept through the design development process. Development applications should address:

- Opportunities for mid-block north-south links, especially for large blocks fronting on Brunette Avenue or Adair Street, with regard to their potential role in generating a link in a location that will assist in pedestrian permeability.
- Pedestrian links across private property with registered public rights-of-passage designed to invite use at all times of day and night

- Feasible pedestrian links that traverse interesting spaces such as courtyards or mews.
- Privacy of residential uses where public pedestrian routes pass by private outdoor spaces. Elements such as hedges, fences, shrub plantings, and changes of elevation that permit the public to enjoy a borrowed landscape are examples of measures that can provide privacy. Consequently, high fences and walls should be avoided.

### 3.1.2 Cycling Network and Amenities

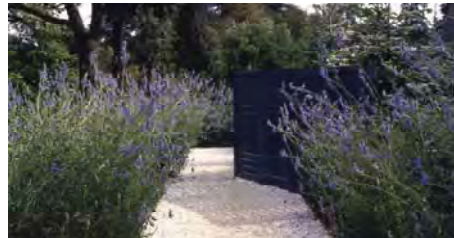


Maillardville is ringed by several bicycling routes in the City’s adopted cycling plan: Alderson, Lougheed, and King Edward. These routes serve the needs of on-road commuter cyclists. Adair Street has also been identified as a cycling route that offers a direct east-west link to Mackin Park in a setting that does not have the intensity of vehicular use of Brunette Avenue. Cycling lanes are not included in the Brunette streetscape in order to maximize the width of the pedestrian sidewalks within a constrained street right-of-way. Cycling should be supported within Maillardville with the inclusion of bicycle racks in the public realm as well as bicycle storage facilities in new developments (refer to architectural guidelines).

### 3.1.3 Landscape Materials and Character

Landscape materials have emerged through the public process as one of the character-defining elements that can support architectural design to achieve a Francophone/European ambiance for Maillardville. Landscape elements that should be featured include:

- massed plantings of lavender
- colourful displays of annual flowers, including in planters and windowboxes
- clipped and manicured hedges and massed shrub plantings
- regularly spaced street trees.



3.1.4 Sustainable Design Features

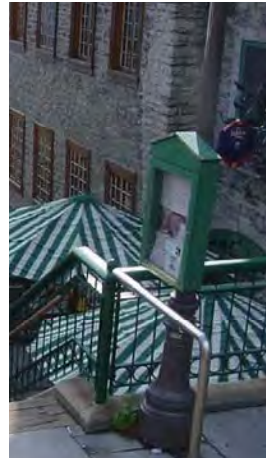
Coquitlam has been an advocate of sustainable best practices, especially in stormwater management. The potential for surface stormwater features within the public realm have been identified in both the Adair and Woolridge streetscapes. Opportunities should be sought in the public and publicly accessible open spaces within Maillardville to feature the collection, detention, and remediation of stormwater within the landscape design, especially where stormwater could be channelled into the Adair or Woolridge streetscapes.



### 3.1.5 Signage Placement and Character

Signage for retail stores presents an opportunity to enhance the pedestrian realm and support the Francophone/European character intended for Maillardville. Small signs mounted perpendicular to the sidewalk are encouraged with the following guidelines:

- Light all signs directly rather than backlit.
- Use primary materials of the signboard.
- Use either wrought iron or contemporary metal mounting hardware.
- Use imagery and font styles that are evocative of the business that they are advertising (steaming cup of coffee for a coffee shop, boot for a shoe shop, etc.).



### 3.1.6 Public Art Placement and Themes

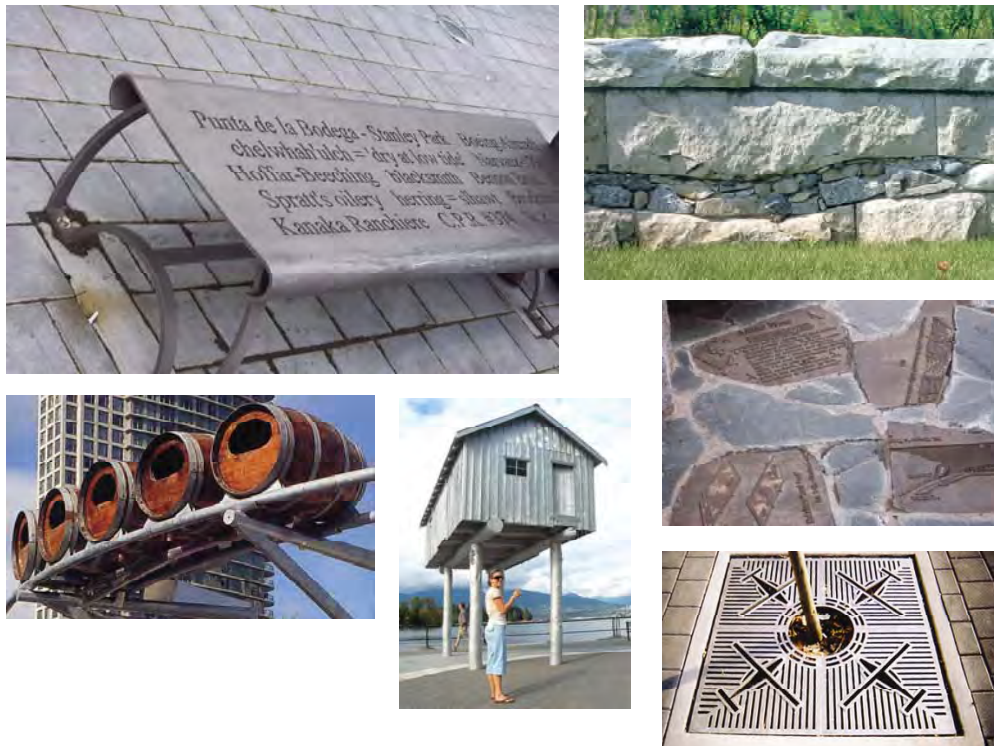
Five locations with potential for a significant and free-standing public art installation have been flagged as opportunities for future consideration:

- the intersection of Adair and Woolridge, with a possible water feature
- the Clock Tower Plaza should it be restructured to remove parking
- the east foot of James Street at Marmot
- the northeast corner of Mackin Park at the intersection of Brunette and King Edward, pending the upcoming master plan update for this park
- the southwest corner of Nelson Street and the access road along the west side of Mackin Park south of Brunette Avenue.

Public art can also be achieved as embellishments of practical elements in the public realm including:

- walls
- planters
- benches and other seating elements
- paving and steps
- signage
- weather protection and lights mounted on buildings.

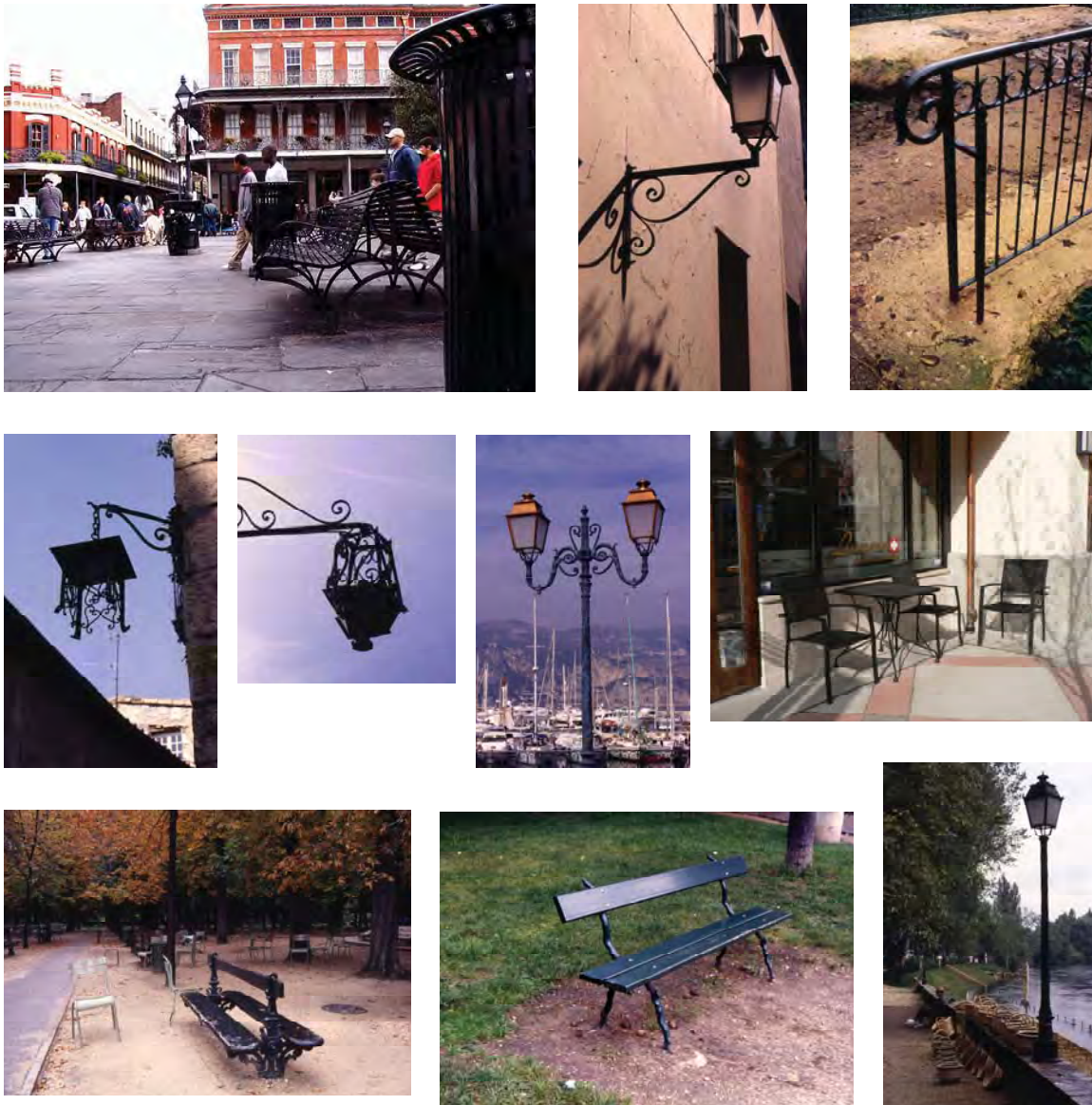
The recommended theme for public art within Maillardville is the local history of the community, its pioneers, its features both built and natural, and, especially, its role as the centre of the region's Francophone culture. These images illustrate the use of public art to communicate local history:



### 3.1.7 Street Furnishings and Lighting

The intent is to encourage a practical and eclectic approach to street furnishings in Maillardville, inspired by the precedent images used in the public consultation process that have been generally agreed upon to reflect a Francophone/European character. A unifying strategy is to use a semi-gloss black paint for all public realm streetscape elements and to select furnishings in metal and wood that capture a European expression. The existing streetlights along Brunette are already black metal and have a contemporary design intended to integrate with a pedestrian scale streetscape.

Public realm streetscape lighting should be supplemented by building-mounted pedestrian-scale lights on black metal brackets of either a historic European or a contemporary design typology.



## 3.2 Streetscape Guidelines

### 3.2.1 Brunette Avenue Streetscape

Brunette Avenue has a 20 meter right-of-way that currently is used for two lanes of moving traffic in each direction during peak times and for one moving lane in each direction and one lane of on-street parking at other times. Traffic patterns may change once the Gateway Project is completed which may allow on-street parking at all times; the retention of on-street parking throughout the day would be a substantial benefit to the level of pedestrian comfort on Brunette. A median of 3 meters would be in place in all sections of the Village core except where the centre area of the streetscape is required for left-turn bays. The recommended landscape for the median is a regularly spaced row of trees, coordinated with the other street trees in the sidewalk, and an underplanting of lavender.

Some existing sidewalks are narrow and offer no space for outdoor eating or display of merchandise. In order to achieve a generous and comfortable sidewalk dimension, all new buildings will be required to setback 2 meters from the front property line. This setback area will remain in private ownership but shall be surfaced to match the public realm sidewalk to the building wall and shall have a public right-of-way at all times. This 2 meters setback area will accommodate:

- Weather protection along the streetscape (refer to private realm guidelines in Section 4).
- Building mounted signage and lighting.
- Seating, planters, and outdoor displays of items for sale not to extend more than one meter from the building wall so that an unobstructed sidewalk for movement of a minimum of 2 meters is available. If outdoor café space is desired, a further building setback from the building line may be permitted for this purpose.

Given the expectation that development will occur over a number of years, a standard concrete City sidewalk standards will provide for consistency. Street trees should be planted to maximize their longevity with the largest possible provision of soil volume given the constraints of existing underground services and other factors.

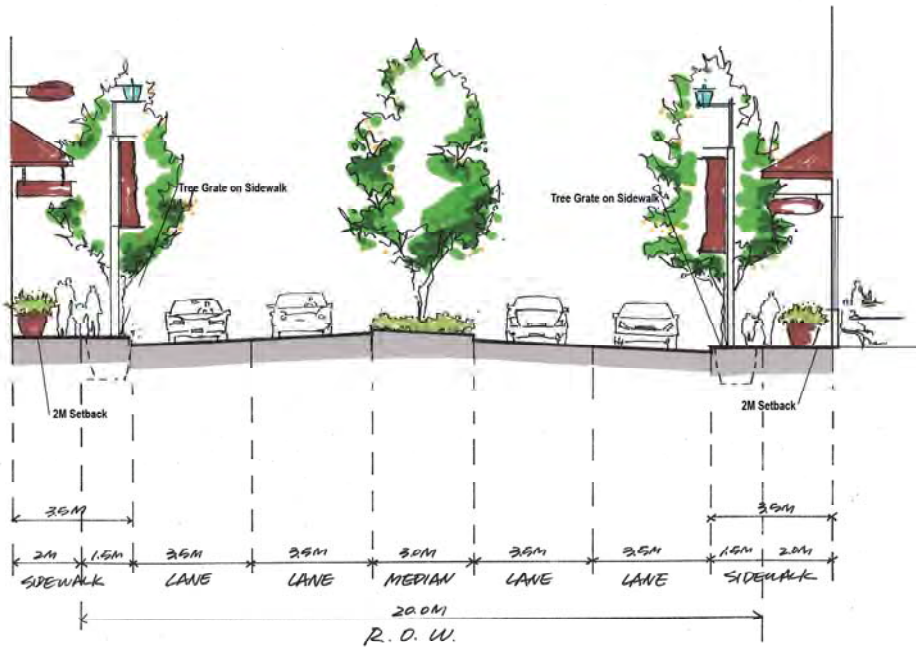
Tree grates in cast iron should be used to permit pedestrians to walk near the street trees. A special design for the tree grate is flagged as a public art opportunity. If a standard tree grate is used, the Dobney Foundry (ST-36) is noted as an appropriate, locally sourced option with a simple, classic design expression.







Intersection of Woolridge Street and Adair Avenue Looking Northwest



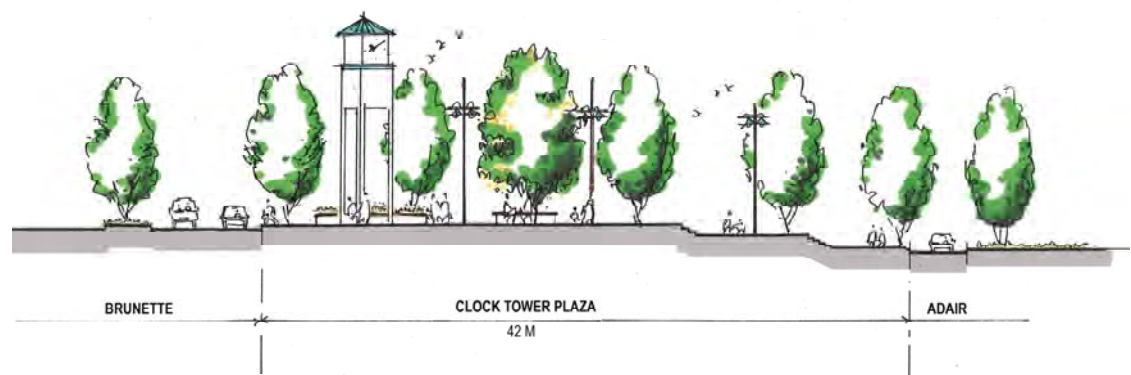
BRUNETTE AVENUE SECTION

Typical Cross-Section through Brunette Avenue

### 3.2.2 Clock Tower Plaza

The conceptual plan for the Clock Tower Plaza proposes the renewal of the existing surface parking lot and its redeveloped as a pedestrian-oriented open space that creates a place that welcomes activity. Guidelines for the redesign and restructuring of the Clock Tower Plaza encompass the following:

- The plaza should function visually at a vehicular scale as a green oasis welcoming people to Maillardville.
- The plaza design should reference the structure, materials, and programming of public plazas in France and Quebec in order to capture an appropriate sense of place.
- The western portion of the plaza should maintain a level grade and incorporate ample seating opportunities and additional deciduous trees for shade in the summer.
- The eastern portion of the plaza should resolve the change in elevation to Adair Street with a combination of stairs and ramps for pedestrians and cyclists in a configuration that supports universal access. The stairs should facilitate use as casual seating.



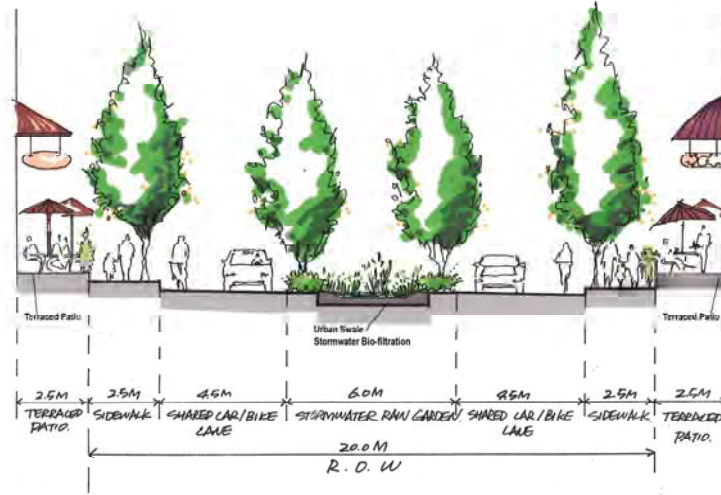
East-West Cross-Section through Clock Tower Plaza

### 3.2.3 Woolridge Streetscape

Woolridge is envisioned as an opportunity to create a strong streetscape for retail and, especially, outdoor eating within a generous streetscape corridor that is not heavily in demand for vehicular use. As envisioned, Woolridge will become a green oasis with an intensive planting of street trees and a central median with a stormwater channel feature at its heart. Due to its topography, the street is oriented to provide attractive be viewed from the Lougheed Highway and Ikea. It is intended that it will be an intriguing invitation for people to visit Maillardville and combine trips to Ikea and other big box destinations with shopping and eating in Maillardville.



Woolridge has a 20 meter wide right-of-way like Brunette Avenue but it is only required to provide one travel lane in each direction. Consequently, there is room to accommodate a 6 meter wide median with a double row of trees and a surface stormwater feature, a 4.5 meter wide travel lane that can be shared by cars and cyclists, and 2.5 meter wide sidewalks with street trees in tree grates. Space for outdoor eating is proposed to be accommodated on stepped terraces within a 2.5 meter setback on private property.

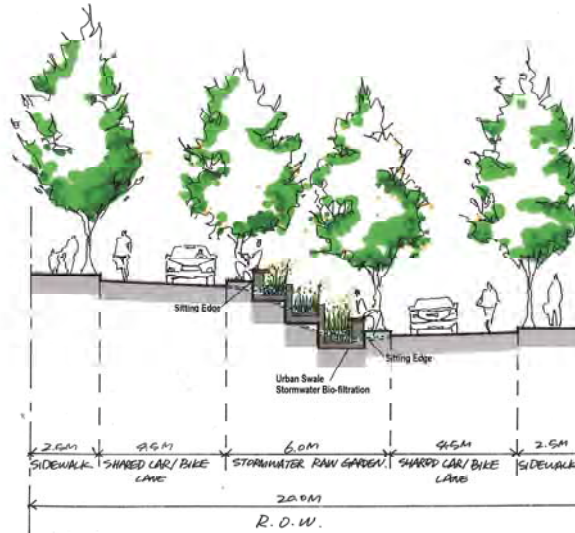


TYPICAL CROSS-SECTION THROUGH WOOLRIDGE

### 3.2.4 Adair Streetscape

Adair is to provide an axial connection between the Clock Tower Plaza and Mackin Park with a pedestrian and cyclist oriented configuration that welcomes local vehicles accessing local parking and loading. Adair Avenue has been identified in a recent report as a cycling route.

In some sections the streetscape crosses a slope and the separated drive isles assist in taking up the change in elevation. Adair is also one of the streets where a surface stormwater feature can be incorporated into the right-of-way.



TYPICAL CROSS-SECTION THROUGH ADAIR

### 3.2.5 Interface with Mackin Park

Mackin Park represents the eastern edge of the Maillardville Neighbourhood Centre and provides an important green counterpoint to the intended urbanization of the core. The City has noted that a new park master plan will be undertaken in the near future. Guidelines from the Maillardville process as input into the upcoming park plan include:

- The north edge of the park fronting on Brunette is an underutilized opportunity to enhance the streetscape both for passing cars and pedestrians. The topography currently falls away from the street so that views into the green landscape of the park are constrained. The park planning process should consider reconfiguring the north portion of the park to bring parkland up to the elevation of the adjoining street and to introduce a more interesting and varied park program that enhances the experience of walking or cycling past the park. Some members of the community have advocated for some heritage buildings to be incorporated into this park edge as an expansion of the heritage component of the Place des Arts to the east of King Edward Street along Brunette.
- The southwest corner of King Edward and Brunette should be considered for a landscaped gateway element in conjunction with the site across Brunette to the north.
- A stormwater management component should be considered using the Nelson Creek watercourse that flows within the park in this vicinity.

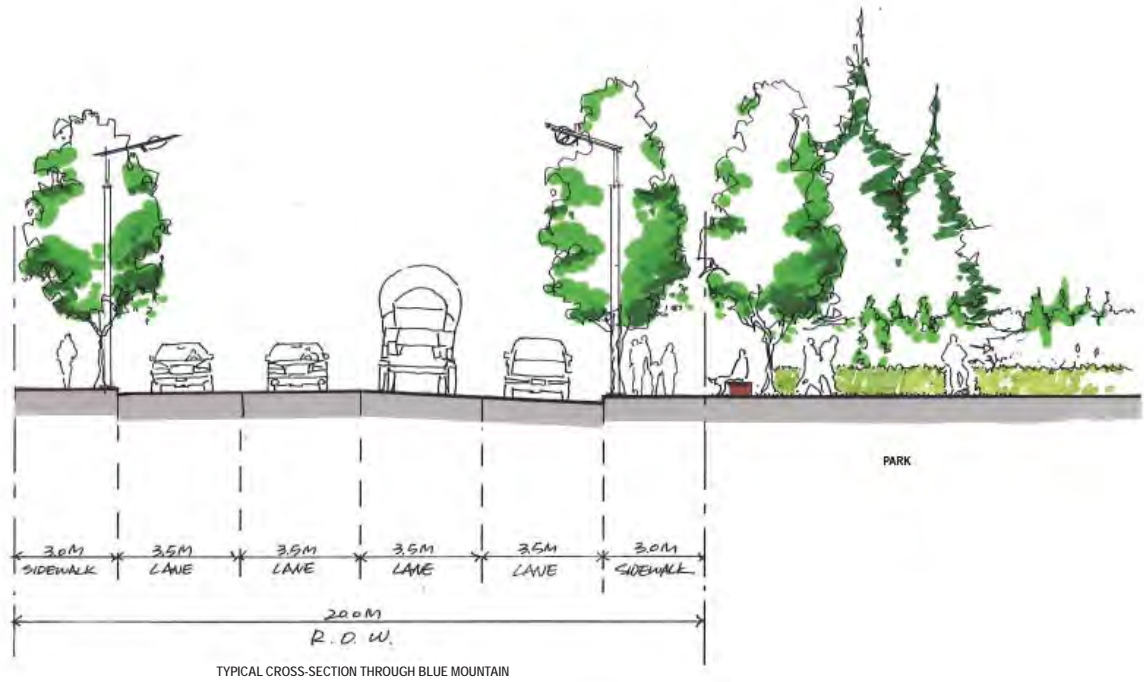
### 3.2.6 Lougheed Highway Streetscape

Lougheed Highway is a major vehicular route in the region. The concept plan discourages retail uses on Lougheed to concentrate them on Brunette and Woolridge where they front on pedestrian-oriented streetscapes. The key intention is to offer an interesting and decidedly well-landscaped and green frontage on Lougheed as it passes by Maillardville. This should be achieved through:

- The greening of the Woolridge streetscape.
- The redevelopment of the Clock Tower Plaza as a non-vehicular area with additional landscaping and amenities.
- Street trees on streets as redevelopment occurs in Maillardville.
- Borrowed views into the landscaped sites of new developments.

### 3.2.7 Blue Mountain Streetscape

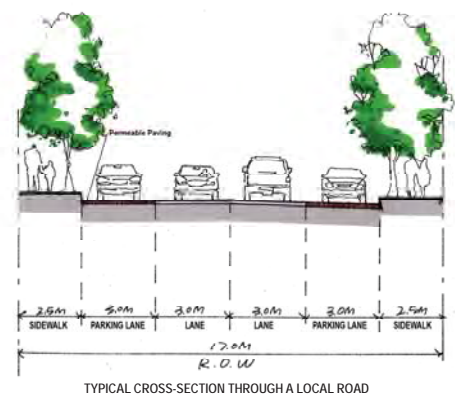
The role of Blue Mountain as a vehicular route is expected to expand in the future and it is not considered a place where pedestrian-oriented retail uses should be located. For the short section that traverses Maillardville, it is proposed to be lined by residential buildings along a street-tree lined route. The concept plan and section illustrate the desirability of setting buildings back from the property line to create street-fronting entry plazas with a well-landscaped design expression.



### 3.2.8 Local Streetscapes

Local streetscapes will follow the City standards. As local roads intersect with Brunette Avenue, opportunities to increase their amenity values should be considered including:

- Street trees in tree grates where possible
- Permeable paving where on-street parking is permanently available to enhance access of street trees to stormwater.
- Sidewalk bulges along the north side of Brunette Avenue where possible to reduce the crossing distance across local streets for pedestrians and to introduce space for street trees, landscaping, and, even street furnishings like benches and trash receptacles.



### 3.2.9 Mews and Courtyards

The guidelines for mews and courtyards are presented in the next section. The transitions from the public realm to these publicly accessible places on private property should be designed with care to communicate their availability to public use. Use of some of the materials and design language from the public realm is a key tool to achieve comfort in the use of these spaces over the employment of signage.







## 4.0 Private Realm Guidelines

The intent of these Guidelines is to encourage development expressive of the French heritage of Maillardville. A significant residential presence is intended. A concentration of commercial and retail is intended in the western end of Brunette Avenue - see diagram. A contemporary architectural style is encouraged with specific urban French elements. These guidelines address issues of building massing, materials, fenestration, proportions and street presence.

### 4.1 Building Height and Massing

A consistent and continuous streetwall along Brunette Avenue will contribute to the small scale urban character sought for the Maillardville commercial core. A modest setback from the Brunette Avenue property line will allow the sidewalk width necessary to encourage use of the sidewalk and public realm to extend retail activities beyond the building walls. A similar setback requirement will be required for Woolridge Avenue. See the Public Realm guidelines for greater detail.

Building facades from base to top should be flush with this setback line. Stepped back facades are not desired. Outdoor spaces provided for uses above the retail level should be recessed into the building mass.

Architectural expression of building base/middle/top is desired. A strong cornice at the top of the building will provide a suitable mediation between building and sky. It is expected that buildings along Brunette Avenue will vary in height and number of storeys and this upper cornice will not form a consistent datum.

Buildings along Brunette Avenue should be a minimum height of two storeys and a maximum height of eight storeys. The first floor should be 16 - 18 feet in ceiling height. A strongly expressed cornice line at the level of the second floor of the building - immediately above the street level retail - is required. The cornice is intended to demarcate the retail base of buildings from the portions above. This intermediate cornice is intended to be subordinate to the cornice at the top of the building. The building base should have a distinct architectural expression.

The following images illustrate the sort of massing and expression expected.



Building mass and base. middle, top expression

Tower forms of development will be permitted on a limited number of sites in the Maillardville Neighbourhood Centre. Slender towers of 550 m<sup>2</sup> per floor are preferred. The east-west dimension should be minimized and design and siting should meet the following criteria:

- minimize obstruction of views from residences to the north of Roderick Avenue.
- towers to be placed on base of street oriented townhouses.
- decks to be recessed in building mass; projecting balconies discouraged.

Courtyard building forms, up to 8 storeys in height, are recommended with minimal setbacks between property lines and building faces. It is expected that these buildings will be organized with circulation around the courtyard and through-units. Internal, double-loaded corridor circulation typologies are not encouraged. The creation of continuous streetwalls of two to eight storeys throughout the Maillardville Neighbourhood Centre is intended.



Courtyards with direct access to two streets and lane

Private courtyards will, in many cases, become integral to the north-south mid-block public circulation system envisaged for the area. See Guidelines Item 3.2.9. Mews and Courtyards.

#### 4.2 Building Materials and Character

A delicate balance between an architectural expression of the French history of Maillardville and contemporary design is sought in the Maillardville Neighbourhood Centre.

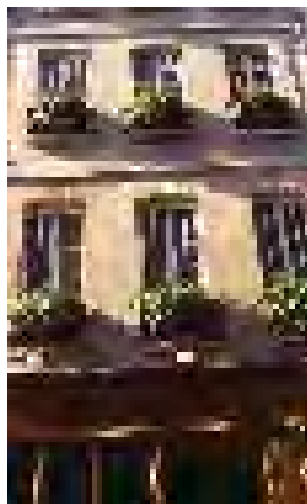
The following characteristics of new construction are identified to encourage an unsentimental and achievable architectural expression with references to traditional French architecture:

- 4.2.1 Street wall buildings with simple massing presenting walls expressive of solidity with distinct openings within the wall for glazing; plaster/stucco finishes; towers of contemporary expression.



Continuous street wall

- 4.2.2 Solid wall to form greater proportion of building facade than window openings. See illustration above the ground floor.
- 4.2.3 Expression of building base, middle, top of suitable proportions. See illustration above.
- 4.2.4 "Juliette" balconies or deeply recessed decks. See illustration below.
- 4.2.5 Fenestration with a vertical orientation; casement windows; recessed windows with substantial sills; storefront glazing to have raised sill; clear glazing (not tinted); recessed storefront entries; wood and/or steel glazing systems encouraged as an alternative to standard aluminium storefront systems.



Recessed, vertical fenestration; steel fretwork

- 4.2.6 Substantial street level entries to residences above commercial including: transom windows and sidelights; heavy wood doors and trims; significant hardware; conspicuous address signage; contrasting paint colours.



Strongly expressed common residential entry.

- 4.2.7 Traditional French/European detailing materials such as zinc for flashings and rain water leaders; steel metal work; stone or precast concrete sills.



Gutter and rain water leader detailing

- 4.2.8 Substantial cornice at top of the building streetwalls; substantial but secondary cornice at second floor level; the lower cornice to be coordinated in height with cornices of neighbouring buildings.

- 4.2.9 Steel fretwork - simple but of French character - for planters at residential windows; railings for Juliette balconies; railings for recessed balconies; sliding screens; gates and fences; signage.



Steel fretwork; wall mounted lighting

- 4.2.10 Building mounted light fixtures at street level - associated with signage, residential entries, commercial entries - significant in scale; contemporary versions of Parisian street lighting; downlighting of relatively low light levels; warm spectrum lamping.



Soffit and wall mounted lighting fixtures

4.2.11 Buildings of contemporary expression that interpret the architectural elements of items 4.2.1 to 4.2.10 in a suitable way are welcomed.



Sympathetic contemporary expression adjacent to historic building



Contemporary expression compatible with Design Guidelines

4.2.12 Signage painted on glazing is encouraged; backlit signage is discouraged. See also Public Realm Guidelines 3.1.5.

#### 4.3 Semi-Private and Private Outdoor Space

Mackin Park is a large civic space within walking distance of the entire area. In addition, modest private outdoor space should be available for residents of the Maillardville Neighbourhood Centre.

Courtyard buildings should provide landscaped common outdoor space for residents. The courtyard typology is strongly encouraged throughout the area. Recessed individual entry courtyards at street level are encouraged at entries to live/work residences along Brunette Avenue.





Building masses organized around mid-block courtyards

#### 4.4 On Site Parking, Loading and Access

Significant changes in public transit infrastructure are proposed and underway for the Maillardville Neighbourhood Centre and the surrounding region. With expected improvements in rapid transit and bus service, the pressures to accommodate parking may ease.

Developments in the Maillardville Neighbourhood Centre are encouraged to provide innovative options for transportation and parking. The provision of 'smart' cars to residential unit purchasers with the associated small parking space demands; the provision of electrical outlets in parking stalls; and a high proportion of small car stalls are all encouraged.

Underground parking will be unavoidable for larger developments. Parking access should be via north-south side streets and arranged so that the entry is located one storey below upper street level so that one enters the first floor of parking level with the street outside. This will preclude the typical parking ramp entry slot that typically has a negative impact on the street.

Where possible, loading should be accommodated within the parking structure and loading bays directly from the street should be avoided.

Pedestrian access to underground parking should be through courtyards and outdoor spaces wherever possible. Opportunities for natural light in parking structures should be maximized.



#### 4.5 Green and Sustainable Design Features

Design to LEED® standards of all structures is strongly encouraged.

#### 4.6 Street Fronting Retail

A level of consistency of retail expression is sought for the mandatory commercial-at-grade development along Brunette Avenue. Small scale retail accommodation with a sense of traditional French retail expression is encouraged.



The image above illustrates the retail character sought for Maillardville: demarcation of the street level facade from the balance of the building facade above; window-to-wall ratio; wall mounted signage lit with individual wall mounted light

The following design directions are examples to consider:

- 4.6.1 Sixteen to eighteen foot ceiling heights at street fronting retail levels. Mezzanines may be inserted in this volume.
- 4.6.2 Individual recessed retail entries level with the street with glazing in the sidewalls of the recess.
- 4.6.3 Large areas of glazing in street facade and recesses; low window sills; glazing that opens to the street (casement or folding window openings preferred).

- 4.6.4 Architectural expression of structural rhythm of building and of individual retail units.



Steel beams over retail openings and structural columns are expressed

- 4.6.5 A strongly expressed cornice line at the level of the second floor 16'-18' above the street level of the building - immediately above the street level retail. The cornice is intended to demarcate the retail base of building from the portions above. The building base should have a distinct architectural expression.
- 4.6.6 Small retail units (600-1000 square feet).
- 4.6.7 The use of bright saturated colour for building facades.

#### 4.7 Street Fronting Residential/Livework

Development at the eastern end of the Maillardville Neighbourhood Centre, along Brunette Avenue, is encouraged to be designed to allow flexibility for conversion to commercial uses in the future. The diagram below illustrates these areas.

snapshot of land use drawing

Street level residential units along Brunette Avenue should be designed considering the following:

- 4.7.1 Double height units are encouraged with floor plans designed for future conversion to commercial and/or live/work uses.
- 4.7.2 Building code issues should be addressed to allow future conversion to commercial.
- 4.7.3 Entries, double height, should be deeply recessed into building mass; the intent is to create small entry courtyards level with the street that will allow for planting, gates at the street wall, glazed entry doors, glazed walls between units and courtyard entries. In future, these may be recessed entries for businesses.



Recessed retail entry

- 4.7.4 Streetwall facades should comply with requirements for retail glazing - see 4.6.2 and 4.6.3 Street Fronting Retail.

#### 4.8 Street Fronting Residential

Ground oriented residential units are envisaged for Roderick and Adair Avenues and for the north-south streets within the Maillardville Neighbourhood Centre. These units may form the base of taller buildings but will have direct, individual access from the street.

Each unit should be provided with a modest, private outdoor space at the front or rear of the unit but maintaining proximity of the entry to the street is important. A clear threshold to a residential unit entry should be expressed with the use of steps, porches, gates, planting material, lighting and similar architectural devices.



A clear threshold to a residential unit entry should be expressed with the use of steps, porches, gates, planting material, lighting and similar architectural devices



In cases of common entries to residential units on the upper floors of buildings, these entries should be strongly expressed with elaborated doorways reinforced with lighting, cornices, awnings, prominent addressing and similar details as illustrated below

#### 4.9 Weather Protection

The provision of rain protection in the form of simple, canvas awnings is encouraged. This is an opportunity for strengthening the French character intended for Maillardville. Awnings should be very simple in form as illustrated below. Retractable awnings are preferred.

Painted signage on awnings should be small and understated. Bold colours or traditional vertical stripes will contribute to the desired street character.



Awnings should be very simple in form



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