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City of Coquitlam

*Citywide Official Community Plan - Chapter 9.1*

# Maillardville Neighbourhood Plan

*Respecting the past,  
looking to the future*



**The Maillardville Neighbourhood Plan has been updated to provide a contemporary vision for new growth and reinvestment in the City's oldest and most historic neighbourhood.**

This update re-affirms and further strengthens the original Maillardville Neighbourhood Plan, and calls for a walkable, highly livable neighbourhood that recognizes and celebrates its rich heritage values, features a high density, mixed-use Neighbourhood Centre, unique residential districts, new commercial and employment growth opportunities and a variety of recreational and cultural activities. Key features of the Plan include:

- A revitalized commercial Main Street along Brunette Avenue that provides a variety of neighbourhood-serving commercial services;
- A range of housing choices that accommodate a diversity of residents, set within a walkable neighbourhood with cycling connections;
- An enhanced neighbourhood identity and character through new residential development, conservation of heritage buildings, and streetscape improvements; and
- Public amenities that responds to neighbourhood growth.



Great appreciation is expressed to the numerous stakeholders, including the Public Advisory Group and members of the public, who contributed their valuable input and time into the Plan development process, and participated in numerous public meetings, workshops and open houses.

Utilizing stakeholder feedback, this Neighbourhood Plan was developed by a multidisciplinary team of Coquitlam staff, led by Community Planning and including staff from Development Planning, Engineering and Public Works, Parks, Recreation and Culture, Strategic Initiatives and Economic Development.

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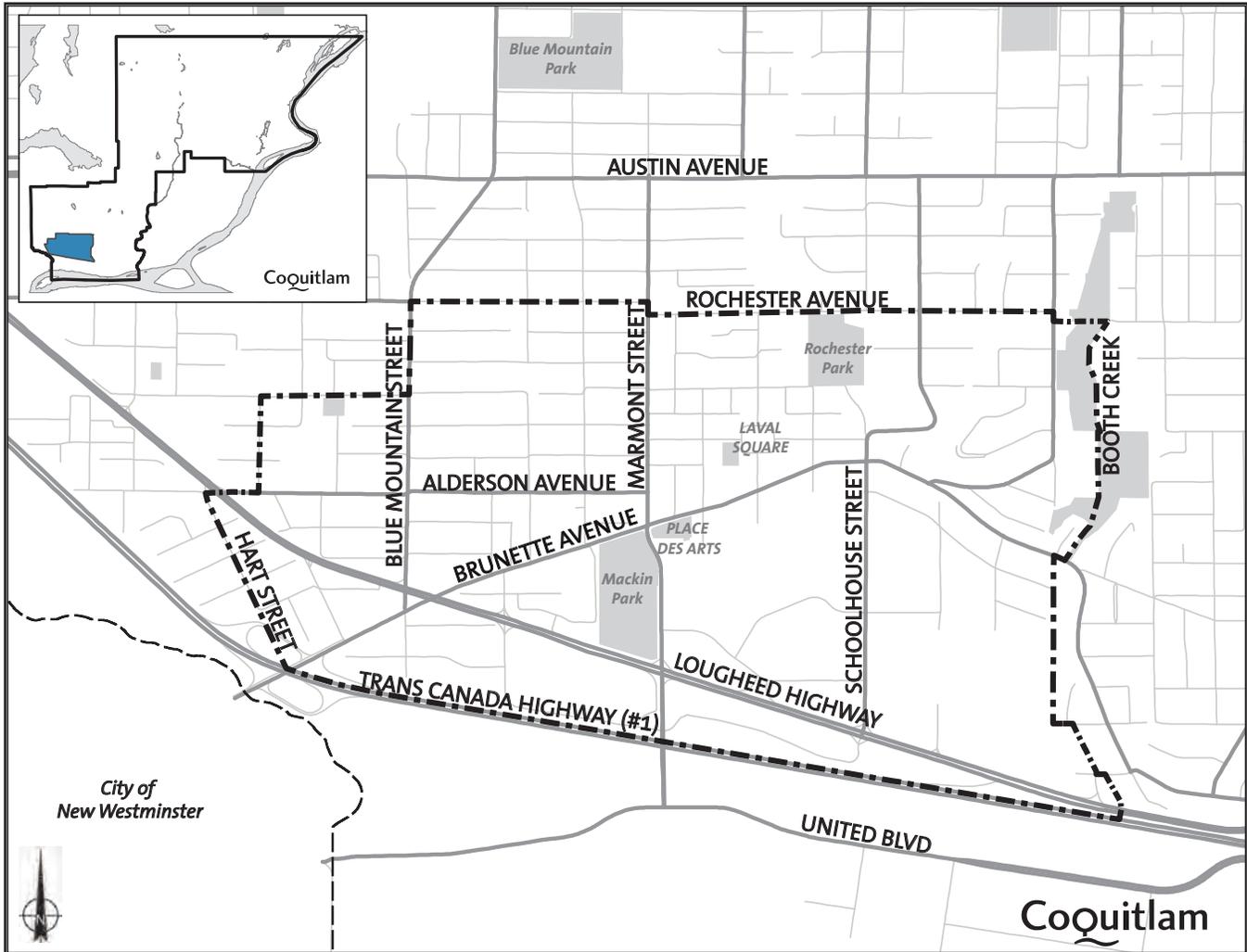


Figure 2: Maillardville Neighbourhood Location

## SECTION 1 – INTRODUCTION

### 1.1 Maillardville: Yesterday, Today and Opportunities for Tomorrow



Maillardville is the City's most historic and unique neighbourhood established over 100 years ago when French-Canadian settlers came to work at the Canadian Western Lumber Company (at Fraser Mills). Rooted in this French Canadian heritage and legacy, Maillardville's built form has developed over the decades and now exhibits an eclectic blend of 'old and new'.

Located on the lower south slope of Southwest Coquitlam, Maillardville's hillside setting offers superb views of the Fraser River, Mount Baker and distant skylines. Maillardville benefits from key transportation linkages to the broader city and region, including Highway 1, the Lougheed Highway and the nearby Braid Street SkyTrain station, and serves as an important arrival point in Coquitlam. This strategic location, combined with recent highway improvements, has and will continue to stimulate commercial and industrial development in the area, and will help make Maillardville an attractive place to invest for years to come.

The commercial 'Main Street' along Brunette Avenue was in the past a key local shopping area, and today retains some commercial functions that serve the neighbourhood and broader community. However, the Brunette Avenue Main Street has the potential to become much more, through redevelopment of existing properties, building on the existing commercial base and adding residential density. Through the implementation of this Plan, this Main Street will evolve to become a more attractive, walkable shopping street and neighbourhood destination, through new mixed-use development and the creation of high-quality, pedestrian-friendly streetscapes.

Maillardville's residential neighbourhoods include a variety of housing types, styles and ages, including single-family heritage homes, that have contributed to a distinct 'sense of place' and are well-loved by local residents. These areas have the potential for new housing that accommodates population growth and contributes to conserving and enhancing the built-form character of this hillside community.

Benefiting from these strategic opportunities and context, Maillardville is well positioned for growth and investment. The Maillardville Neighbourhood Plan will take advantage of this context, and is projected to accommodate an additional 6,000 residents over the next two decades. The Plan will guide the development of new residential, commercial and industrial uses, the addition of new community amenities and improved public spaces, with the aim of revitalizing this unique neighbourhood. Policies in the Plan encourage compatible development that supports long-term livability and prosperity and respects and complements the existing urban pattern and character of Maillardville's rich history.





## 1.2 Relationship to Other Plans

The Maillardville Neighbourhood Plan will work both to implement and further complement the Citywide Official Community Plan (CWOCP) policies as well as Southwest Coquitlam Area Plan (SWCAP) policies.

For ease of use, this Neighbourhood Plan includes some cross-references in Table 1 to specific policies in the SWCAP. Other policies in both the CWOCP and SWCAP also still apply. However, if there is a conflict between a policy in the SWCAP or CWOCP and this Neighbourhood Plan, the Neighbourhood Plan policy takes precedence.

There are other key City plans and strategies that contributed to the shape of the policies contained in this Plan, including the Strategic Transportation Plan, the Nelson and Como Creek Integrated Watershed Management Plans and the Community Greenhouse Gas Reduction Strategy.

## 1.3 Plan Purpose and Structure

The purpose of this Plan is to chart a renewed course for the future of Maillardville. This Plan will become Council's 'blueprint' for guiding growth and investment in the neighbourhood. The Plan's vision, policies and implementation measures, along with other City plans and strategies, will help achieve the revitalization of Maillardville.

The Plan was developed through a community planning process, involving consultation with neighbourhood residents, property and business owners, the development community and City staff. Some readers will be seeking only a general understanding of what is planned for the Maillardville neighbourhood while others will be looking for guidance and information on specific areas of the neighbourhood. With this in mind, the Plan is organized into six key components:

- › Vision and Principles: provides high-level direction that guide Plan policies;
- › Land Use Concept and Designations: includes an 'at-a-glance' Maillardville land use concept and associated land use designations (see Schedule A for detail);
- › General Policies: contains land use, design, servicing and other policies that apply across the Neighbourhood;
- › Specific Area Policies: contains detailed policies for unique, specific locations within the Plan area, such as the Maillardville Neighbourhood Centre;
- › Development Permit Guidelines: guides readers to policies directing the form and character of commercial, multi-family residential, housing choices and industrial development and managing environmental areas as contained in Part 4 of the CWOCP; and
- › Implementation and Monitoring: identifies 'next step' tasks that need to be completed to fully implement the Plan.

## SECTION 2 - VISION, PRINCIPLES AND LAND USES

### 2.1 Plan Vision

Developed in consultation with the Maillardville community, and based on Maillardville's distinct context and opportunities for growth and investment, this vision serves as the policy foundation for the Maillardville Neighbourhood Plan:

*Maillardville is a vibrant, safe, livable and inclusive neighbourhood that links together its unique village centre, dynamic business districts, lively recreation and natural areas and attractive, diverse residential precincts. Maillardville is connected both to its Francophone past and its multicultural future as expressed in the vitality of its public spaces and its varied attractions and activities.*

### 2.2 Guiding Principles

These key principles implement the Plan vision and serve as the basis for Plan policies:

- a. **Design on a Human Scale** – Strive for a complete and compact, pedestrian-friendly neighbourhood
- b. **Restore Main Street** – Revitalize Brunette Avenue as a vibrant, walkable neighbourhood shopping street
- c. **Preserve Heritage** – Conserve heritage buildings and distinct block and lot patterns to celebrate Maillardville's history
- d. **Facilitate Job Growth** – Encourage the development of local job opportunities in the Neighbourhood Centre and throughout the Plan area
- e. **Build Vibrant Public Spaces** – Provide park and outdoor recreation experiences and distinctive public gathering spaces to enrich social interaction and encourage healthy lifestyles
- f. **Provide Housing Choices** – Encourage a diversity of high-quality housing types for present and future residents
- g. **Create Neighbourhood Identity** – Foster a 'sense of place' that is unique to Maillardville, strengthen neighbourhood character, and facilitates a higher quality development through the use of Maillardville specific design guidelines
- h. **Enhance Landscapes** – Recognize the importance of landscaping, trees and environmental areas as key elements of the neighbourhood
- i. **Increase Transportation Options** – Strengthen a multi-modal transportation system that provides automobile and goods movement while encouraging transit use, walking and cycling



Restore Main Street



Preserve Heritage



Build Vibrant Public Spaces



## 2.3 Maillardville Tomorrow

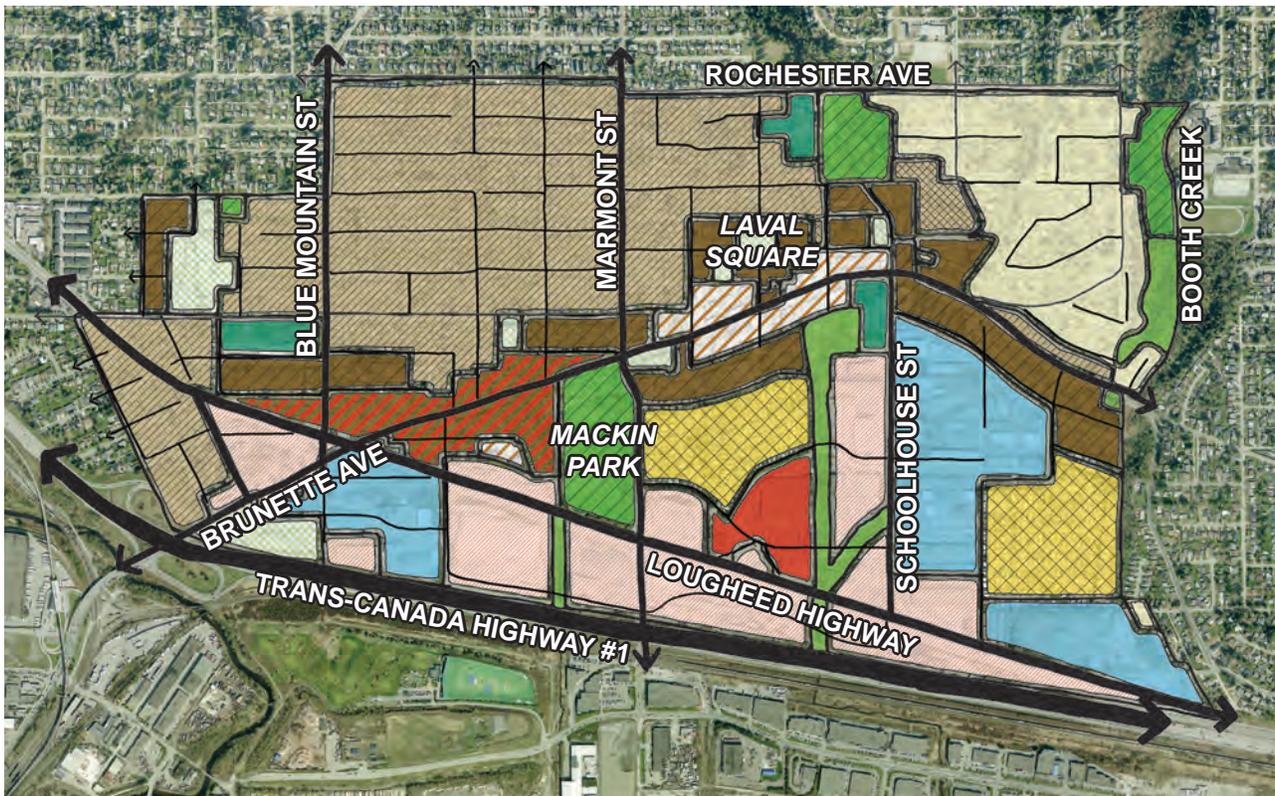
### 2.3.1 Land Use Concept

Maillardville is a complete and unique neighbourhood that builds on the existing urban pattern and contains a range of residential densities in close proximity to shopping, employment and amenities. Key features of the Plan's land use concept include:

- › the retention of existing street, block and lot patterns and use of gateway features (buildings and amenities) and character areas to promote conservation and enhancement of Maillardville's history and heritage values;
- › Maillardville Neighbourhood Centre - the high density, mixed use 'heart of the community' - containing a pedestrian-friendly main street along Brunette Avenue with residential, neighbourhood-serving retail, office and institutional uses;
- › a larger city- and region-serving employment corridor, including 'large format retail' and industrial uses along Lougheed Highway and Schoolhouse Street;
- › residential areas containing a range of dwelling types, including single family homes, 'Housing Choices' (duplex, triplex, quadruplex), townhouses and apartments that facilitate Neighbourhood Centre revitalization and help to sustaining local schools;
- › a park system providing recreational and cultural experiences;
- › a street, greenway and trail network that supports walking, cycling and transit use between residential areas and neighbourhood destinations.

Figure 3: Land Use Concept

LEGEND: See facing page, Section 2.3.2 for Land Use Designations

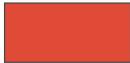


Disclaimer: Refer to Schedule A 'Land Use Designations' for precise land use designation locations

## 2.3.2 Land Use Designations

The following Land Use Designations, as illustrated on the land use concept and Schedule A, implement the Plan’s policies and guide land use location, type and density. These designations are based directly on the Land Use Designations in the SWCAP.

For further detail on Land Use Designations see the Southwest Area Plan, Section 2.3, Policy CC1.

	<b>General Commercial:</b> accommodates a range of lower-density commercial uses, such as shopping plazas.
	<b>Service Commercial:</b> provides for auto-oriented, large-format commercial uses.
	<b>Maillardville Neighbourhood Centre:</b> accommodates mixed-use commercial and medium and high-density residential development.
	<b>Medium-Density Apartment:</b> provides for apartment and stacked townhome building forms.
	<b>Low Density Apartment:</b> accommodates a multi-family residential use at lower densities.
	<b>Urban Townhousing:</b> accommodates medium density residential development within townhouse forms.
	<b>Townhousing:</b> provides a low-density building form suitable for larger households.
	<b>Neighbourhood Attached Residential:</b> provides for innovative, small scale, ‘Housing Choices’ dwelling types.
	<b>One-Family Residential:</b> accommodates single-family homes and limited local commercial development.
	<b>Mobile Home Park:</b> accommodates the existing Wildwood and Mill Creek Village mobile home parks.
	<b>School:</b> accommodates existing schools.
	<b>Civic and Major Institutional:</b> provides for certain civic and institutional development sites.
	<b>Parks and Recreation:</b> accommodates lands being used or intended to be used as public parks, oriented to active recreation pursuits.
	<b>Natural Areas:</b> provides for areas, such as watercourses and hazardous and steep-sloped lands, that are to remain in an undeveloped state.
	<b>Industrial:</b> accommodates industrial development.



### 2.3.3 Corresponding Zones

The zones applied to the land uses described in section 2.3.2 are specified in Table 1 below. For further detail on corresponding zones see the Southwest Area Plan (SWCAP), Section 2.3, Policy CC2.

**Table 1 - Corresponding Zones**

Land Use	Corresponding Zone(s)
General Commercial	C-2 General Commercial
Service Commercial	CS-1 Service Commercial CS-4 Cabaret Commercial ( <i>in accordance with MNP Policy 3.1 e</i> ) SS-2 Service Station Commercial ( <i>in accordance with SWCAP Policy CC18</i> ) SS-3 Service Station Repair
Neighbourhood Centre	C-5 Neighbourhood Commercial
Medium Density Apartment <sup>1</sup>	RM-2 Three-Storey Medium-Density Apartment Residential RM-3 Multi-Storey Medium-Density Apartment Residential C-1 Local Commercial ( <i>in accordance with SWCAP Policy CC14</i> )
Low Density Apartment <sup>1</sup>	RT-1 Two-Family Residential ( <i>within the Laval Square Area Only</i> ) RM-1 Two-Storey Low-Density Apartment Residential C-1 Local Commercial ( <i>in accordance with SWCAP Policy CC14</i> )
Townhousing <sup>1</sup>	RT-2 Townhousing Residential C-1 Local Commercial ( <i>in accordance with SWCAP Policy CC14</i> )
Urban Townhousing <sup>1</sup>	RM-1 Two-Storey Low-Density Apartment Residential RM-2 Three-Storey Medium-Density Apartment Residential C-1 Local Commercial ( <i>in accordance with SWCAP Policy CC14</i> )
Neighbourhood Attached Residential <sup>1</sup>	RS-1 One-Family Residential RT-1 Two-Family Residential RT-3 Triplex and Quadruplex Residential C-1 Local Commercial ( <i>in accordance with SWCAP Policy CC14</i> ) P-2 Special Institutional ( <i>in accordance with SWCAP Policy CC29</i> ) P-4 Special Care Institutional ( <i>in accordance with SWCAP Policy CC30</i> )
One-Family Residential	RS-1 One-Family Residential RS-3 One Family Residential C-1 Local Commercial ( <i>in accordance with SWCAP Policy CC14</i> ) P-2 Special Institutional ( <i>in accordance with SWCAP Policy CC29</i> ) P-4 Special Care Institutional ( <i>in accordance with SWCAP Policy CC30</i> )
Mobile Home Park	RMH-1 Mobile Home Park
School	P-1 Civic Institutional
Civic and Major Institutional <sup>1</sup>	P-1 Civic Institutional P-2 Special Institutional ( <i>in accordance with SWCAP Policy CC29</i> )
Parks and Recreation	P-1 Civic Institutional P-5 Special Park
Natural Areas	P-5 Special Park
Industrial	M-1 General Industrial M-2 Service Industrial ( <i>in accordance with SWCAP Policy CC22</i> ) M-3 Special Industrial ( <i>in accordance with SWCAP Policy CC23</i> ) M-6 Retail Industrial ( <i>in accordance with MNP Policy 4.3 c</i> ) M-9 Light Industrial

<sup>1</sup>Requires the use of Heritage Revitalization Agreements pursuant to Policy 3.8 b

## SECTION 3 - GENERAL POLICIES

Based on the Plan vision, principles and land use concept, the following general policies apply throughout the Maillardville neighbourhood.

### 3.1 Commercial

A key guiding principle of the Maillardville Neighbourhood Plan is to ‘restore the main street’. The following policies thus aim to revitalize Brunette Avenue, where it passes through the Neighbourhood Centre, into a vibrant, walkable neighbourhood main street that features local serving commercial uses. The Plan’s land use concept also maintains the existing and significant commercial areas along the Lougheed Highway and Schoolhouse Street corridors, which contain larger, region-serving ‘destination’ commercial uses.



Plan policies also aim to improve neighbourhood character and the pedestrian experience along the Brunette Avenue main street and the Lougheed and Schoolhouse corridors, to meet the Plan principles of ‘designing on a human scale’ and ‘creating vibrant public spaces’. This involves applying the Neighbourhood Centre Development Permit Guidelines, and requiring new development within Lougheed/Schoolhouse to be pedestrian-friendly, where buildings are located close to the street and feature articulated building facades, considerable glazing, high quality materials, and people and bike-friendly site designs.



Specific policies for the Maillardville Neighbourhood Centre, Schoolhouse East and Lougheed Brunette sub-areas are located in Section 4 Specific Area Policies.

#### Policies:

- a) Pursue a comprehensive approach to commercial development that focuses local-serving commercial uses in the Maillardville Neighbourhood Centre and encourages region-serving commercial development in the Lougheed and Schoolhouse corridors that complements rather than competes with the Neighbourhood Centre.
- b) Require new commercial development along the Lougheed Highway and Schoolhouse Street corridors to locate buildings close to the street and include high-quality, pedestrian-friendly site and building design.
- c) Contain local commercial development (e.g., the ‘neighbourhood corner store’) in residential areas in order to aid the commercial revitalization of Maillardville’s Main Street along Brunette Avenue.
- d) Limit additional areas for CS-4 Cabaret Commercial Zone and associated entertainment facilities such as night clubs, dance halls and cabarets.





## 3.2 Residential

Another guiding principle of the Plan is to ‘provide housing choices’, and Plan policies aim to provide a range of housing options and densities that meet the needs of current and future Maillardville residents and enable the neighbourhood to grow and evolve through new investment. The land use concept locates higher density residential areas near commercial and employment areas, community amenities and transit routes, and new residential development in these areas will help to sustain schools in the community and local-serving commercial development in the Neighbourhood Centre.



*Housing Choices are innovative, small-scale, ground-oriented housing types (e.g. carriage homes, duplex, triplex and quadplex) that integrate design characteristics like those found in one-family residential neighbourhoods.*

Plan policies also encourage new development in lower density residential areas in manner that helps to preserve south-facing views, the neighbourhood’s hillside identity and unique, historical ‘lot and block’ patterns. The Plan also requires the conservation of heritage buildings when subject to redevelopment, which will help retain Maillardville’s distinct character and history as the neighbourhood grows over time.

Specific policies requiring heritage conservation are noted in Section 3.8.

### **Policies:**

- a) Encourage a range of housing types, unit sizes and tenures that complement Maillardville’s character.
- b) Promote the design of multi-family and Housing Choices buildings and units to be adaptive and accessible for persons of different stages of life and degrees of mobility, to help satisfy the diverse and changing housing needs of residents.
- c) Require the conservation of heritage buildings through the use of Heritage Revitalization Agreements as a part of redevelopment for projects with heritage buildings.
- d) Encourage detached Housing Choices developments in Neighbourhood Attached Residential areas to complement the historic and existing built-form character.
- e) Ensure that new medium density apartment residential development adjacent to one family residential areas provides an effective transition and respects privacy, in terms of, building massing and height, with preference, generally, being given to a three-story interface.



### 3.3 Industrial



The Maillardville land use concept/plan contains a considerable industrial land base that helps to implement the Plan principle of facilitating job growth in Maillardville. These strategically located industrial lands are linked to the broader city and region by Lougheed Highway and Highway #1, and are key employment generating areas that contribute to the overall prosperity of the City. Plan policies seek, over time, to maintain and increase industrial floorspace densities and the number of workers employed in these areas.

The policies and regulatory amendments resulting from the Schoolhouse Street Study and Industrial Zone Consolidation program support increased industrial densities, and the upcoming Fraser Gateway Employment Corridor Strategy, which will include all the industrial lands in Southwest Coquitlam, will include further policy direction regarding that the industrial land base in Maillardville.

**Policies:**

- a) Maintain industrial uses in areas shown in Schedule A.
- b) Encourage efficient use and densification of industrial lands, including the location of more intensive employment generating uses, through the redevelopment of industrial lands.

### 3.4 Civic and Major Institutional and Schools



Maillardville has many existing civic and major institutional uses that are central to the cultural, built form and heritage character of the neighbourhood. These facilities provide important public services, seniors housing and amenities for existing and new residents. Neighbourhood institutions (eg. Heritage Square, Our Lady of Lourdes and Our Lady of Fatima parish churches, Place Maillardville and Foyer Maillard) help to meet the recreational, cultural, medical, government and religious needs of Maillardville residents.

It will be important to ensure these uses and facilities continue to meet the needs of the neighbourhood as it grows and evolves over time, thus the Plan includes policies that encourage the expansion of these existing uses and facilities, as well as the development of new civic and major institutional uses, such as new seniors housing that supports 'aging in place' and new cultural facilities that preserve and showcase Maillardville's history.

Plan policies also aim to provide direct and safe pedestrian and bike connections for children to and from educational institutions, by connecting schools (eg. Maillard Middle, Alderson Elementary and Millside Schools) with parks, open spaces and residential areas.

**Policies:**

- a) Consider additional Civic and Major Institutional uses within the Plan area, provided these uses complement the built form character of adjacent development.
- b) Provide pedestrian and cyclist linkages that connect school sites with parks, open spaces and residential areas in the Neighbourhood to create greater opportunities for children to walk and/or cycle to school.



### 3.5 Parks, Recreation and Culture

The Plan contains policies that implement the guiding principles of enhancing landscapes and building vibrant public spaces, and aim to create a highly livable neighbourhood that contains a network of active and passive parks, natural areas, urban trail and recreational and cultural facilities. Maillardville will need to add more park space to support growth, and Plan policies also seek to add new park space in a way that addresses the needs of a growing and changing population and provides easy access to park space for all residents. The provision of new park, recreation and culture facilities will be balanced with and complement existing major facilities already located outside of Maillardville, such as the recently renovated Poirier Sport and Leisure Centre, and will be designed to celebrate the community and foster a sense of neighbourhood identity through building and park/amenity design, programming and other initiatives.



#### Policies:

- a) Develop parks, recreation and culture initiatives that provide a variety of experiences for community residents and visitors.
- b) Design parks, recreation and culture facilities to address the changing needs of a growing community, to be welcoming to newcomers, to contribute to a sense of place and to ensure accessibility for people of all ages, abilities, incomes and cultural backgrounds.
- c) Balance the park, recreation and culture experiences in the neighbourhood with those provided in adjacent neighbourhoods and areas.
- d) Acquire, at a minimum, 1.2 hectares (3 acres) of parkland in the neighbourhood, in addition to the park and recreation designations identified on Schedule A.
- e) Work towards the provision of parkland within a 10 minute walking distance, recognizing the hillside condition, for the majority of residents of Maillardville.
- f) Link residential areas, schools, parkland, recreational and cultural facilities, and the Maillardville Neighbourhood Centre with a network of trails.
- g) Design parks to include amenities for people of different age groups that encourage active use throughout the day.
- h) Sustain and improve existing indoor recreation facilities, such as Place Maillardville and those in Heritage Square.
- i) Develop additional indoor recreational facilities as community needs and sources of funding are identified.
- j) Encourage public and private partnerships and other mechanisms to contribute to the expansion and provision of additional parks, recreation and culture facilities.
- k) Promote public art throughout the neighbourhood in accordance with the City's Public Art Policy.



- l) Explore ways to celebrate the community's history and local identity through park and facility design, commemorative/interpretive programming and other culture initiatives.
- m) Design parks and recreation spaces to allow for various informal and formal uses, local events and celebrations.
- n) Improve the visual identity of the neighbourhood with tree plantings as part of redevelopment, infrastructure projects and other public or private ventures.

### 3.6 Environment



The Maillardville neighbourhood contains a number of important stream corridors and associated riparian areas that require protection as the neighbourhood grows. Plan policies seek to protect and improve downstream water quality, fish and wildlife habitat and storm water management functions, through new development and infrastructure projects, as well as through partnership-based initiatives. Plan policies also work to reduce human-wildlife conflicts by removing or minimizing wildlife attractants in landscaping and preventing wildlife access to solid waste.

#### Policies:

- a) Require a Development Permit for all development of land within watercourses and associated riparian areas, as shown as Riparian Assessment Areas on Schedule A
- b) Improve natural areas and wildlife corridors through new development, infrastructure projects and other funding opportunities for areas in and around Nelson, Como, Booth, MacDonald and Popeye creeks and tributaries.
- c) Pursue through new development, infrastructure projects, partnerships and other funding sources, opportunities to rehabilitate natural areas for improved environmental function and quality.
- d) Ensure the use of wildlife-resistant garbage and recycling receptacles near and in parks, schools, urban trails, greenways and other areas of high pedestrian activity, as appropriate.
- e) Require multi-family residential, commercial, mixed-use and industrial development to manage solid waste by providing secure space and facilities for wildlife-resistant garbage and recycling collection.
- f) Exclude wildlife attractants from landscape plans for new development.



### 3.7 Neighbourhood / Site Design

Maillardville’s unique street, block and lot patterns and sloping hillside context are key defining characteristics that need to be considered as new development occurs. In support of the Plan’s guiding principles of creating neighbourhood identity and preserving heritage, Plan policies facilitate the conservation of historic development patterns and the identification of unique areas of Maillardville, promote viable and attractive hillside development, and seek high quality building and site designs through the application of Development Permits for commercial, mixed-use and multi-family (including Housing Choices) developments.

**Policies:**

- a) Require all commercial, mixed-use, multi-family, Housing Choices (with two or more principal dwelling units on a lot) and industrial developments to obtain a Development Permit.
- b) Encourage new development to retain and complement the historic lot, block and street patterns for areas designated as Neighbourhood Attached Residential.
- c) Ensure development and infrastructure projects build with the slope to help preserve the topography of hillside areas and minimize cut and fill excavations.
- d) Integrate landscaping and apply texture treatments to the design of retaining walls where they are located along any public right-of-way, in a public space or are visible to the public.
- e) Require development located at focal points, as identified on Figure 5, to include elements such as public art, signage, landscaping, plazas, distinctive façades and streetscape treatments that signal entry to distinct areas and/or identification of distinct areas.

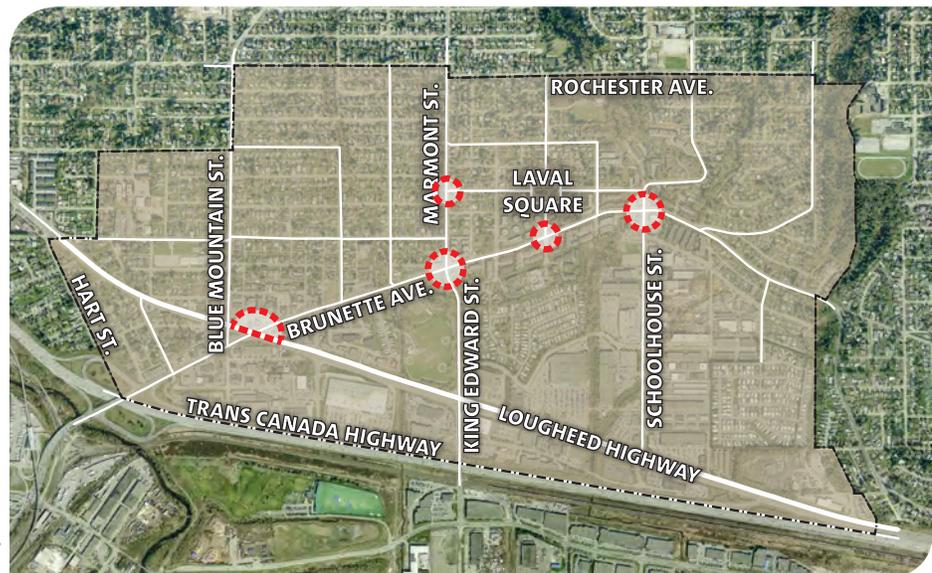


Figure 5: Focal Points

### 3.8 Heritage Conservation and Commemoration



A central guiding principle of the Plan is ‘preserving heritage’, which responds to the need to ensure Maillardville’s heritage buildings and landscapes are preserved and celebrated as redevelopment occurs within distinct heritage character areas. Thus Plan policies aim to conserve historic buildings, maintain and preserve historic lot, block and street patterns of certain residential districts and identify heritage character areas that are significant reminders of Maillardville’s social, cultural and architectural history.

The Plan requires the use of heritage revitalization agreements (HRAs) that preserve heritage buildings (or elements thereof) located on redevelopment sites, which is a market-driven approach that provides incentives and density bonuses to developers, in exchange for preservation and rehabilitation. A key Plan implementation item involves the addition of HRA policies and procedures to improve the usability and application of HRAs.

To celebrate Maillardville’s rich history, the Plan also calls for an expansion to Maillardville’s heritage program, through the future development of additional policies and tools, including a Heritage Commemoration and Interpretation Plan, heritage inspired streetscape designs, the introduction of Heritage Alteration Permits procedures and transfer of development rights.

#### Policies:

- a) Encourage heritage conservation and the integration of commemoration measures with new development.
- b) Require Heritage Revitalization Agreements (HRAs) for development sites with heritage buildings.
- c) Require new development to retain and complement the historic lot, block and street patterns for all areas designated as Neighbourhood Attached Residential and areas designated Low Density Apartment Residential in the Laval Square Heritage Character Area.
- d) Ensure new development maintains historic land patterns, conserves heritage buildings and integrates heritage-inspired streetscape finishes in Heritage Character Areas (Laval Square and Allard-LeBleu, as outlined in Figure 7, Page 19).
- e) Develop HRA guidelines and procedures that provide direction for the use of these agreements and the conservation of heritage buildings. These guidelines will provide criteria for determining appropriate density, form of development, character, parking and incentives.
- f) Require legal protection of heritage buildings for developments that utilize heritage conservation incentives.
- g) Develop a Heritage Commemoration and Interpretation Plan to celebrate Maillardville’s history.
- h) Pursue partnership opportunities with other levels of government, community organizations and stakeholders to develop and provide heritage programs and facilities.
- i) Conserve the Booth Farm house as part of parkland acquisition through a Heritage Revitalization Agreement or other heritage conservation mechanism.



## 3.9 Transportation

Plan policies work to implement the guiding principle of increasing transportation options, through strengthening transportation choices in Maillardville and developing a multi-modal street and path network that will improve the livability of the neighbourhood, contribute to the reduction of greenhouse gas emissions and enable healthier lifestyles. This approach will facilitate an increase in walking, cycling and transit trips in and around the Neighbourhood Centre, the broader neighbourhood and farther afield. Related principles of building vibrant public spaces, creating neighbourhood identity and facilitating job growth the Plan is to make public realm, streetscape and transportation improvements, such as those identified in the areas of Schoolhouse East (Section 4.3), Lougheed Brunette (Section 4.4) and as delineated on Schedules A and B, to accommodate population and employment growth.



### Pedestrian Policies:

- a) Improve sidewalk connectivity, accessibility and quality as part of redevelopment.
- b) Establish a pedestrian-friendly public realm through streetscape improvements and redevelopment, along designated greenways, commercial areas and throughout the Neighbourhood Centre. These streetscape improvement will include features such as sufficient right-of-way for sidewalks, rest areas for street furniture, lighting, and, where feasible, weather protection (e.g. trees, awnings, covered seating).
- c) Implement universal access design features on sidewalks and at intersections to accommodate those with visual, mobility and cognitive impairments.
- d) Provide additional pedestrian crossings of arterial routes (e.g. Marmont Street at Cartier Avenue) and include, where feasible, measures that reduce crossing distance and improve visibility for pedestrians.



### Cycling Policies:

- e) Provide cycling routes in accordance with Schedule B that connect the neighbourhood to the Braid Street Skytrain Station and to the existing and planned cycling network.
- f) Require additional road dedication along Lougheed Highway (between Henderson Avenue, Blue Mountain Street, Brunette Avenue and Woolridge Street) to enable the development of cycling facilities and accommodate part of the Citywide Greenway in accordance with Schedule B.
- g) Improve intersection crossings for cyclists at Bernatchey Street at Henderson Avenue, Lougheed Highway at Blue Mountain Street, Brunette Avenue at Lougheed Highway, Brunette Avenue mid-block crossing, King Edward Street at Seguin Drive, Brunette Avenue at Schoolhouse Street and Marmont Street at Cartier Avenue along the Citywide Greenway in accordance with Schedule B.
- h) Provide public bicycle parking at strategic destinations the neighbourhood, including the Neighbourhood Centre, schools, civic facilities and parks.
- i) Continue to work with the Ministry of Transportation and Infrastructure and TransLink to improve pedestrian and cycling linkages to Braid Street Skytrain Station, focusing on improvements at Brunette Interchange and along the Brunette corridor.

*A greenway is defined as an enhanced pedestrian and bicycle route (i.e. bicycle facilities, street landscaping, street trees, benches), primarily on City streets connecting key destinations and parks. Where situated on a street, vehicle access is maintained.*



**Greenway Policies:**

- j) Develop Citywide and Neighbourhood Greenways to connect pedestrians and cyclists with key destinations, as shown on Schedule B.
- k) Provide an east-west Citywide Greenway route that connects to Braid Street Skytrain Station, Maillardville Neighbourhood Centre, residential areas to the north of Brunette Avenue, and other key community destinations (e.g. Laval Square), as shown on Schedule B.
- l) Provide a Neighbourhood Greenway route for areas south of Brunette Avenue, including a bikeway along Adair Avenue and a road extension to Nelson Street, that connects to Mackin Park and to Schoolhouse Street via Seguin Drive as shown on Schedule B.
- m) Extend the public right-of-way, west of Adair Avenue to Brunette Avenue and east of Adair Avenue to Mackin Park, to accommodate the planned Neighbourhood Greenway shown on Schedule B.

**Transit Policies:**

- n) Continue to work with TransLink to achieve optimal transit service coverage and to meet user demand as population and employment densities increase. This includes increased frequencies on existing routes and more direct services on north-south routes to connect the neighbourhood to the United Boulevard area, Lougheed area, points north (e.g. Poirier Sport + Leisure Complex, Centennial School, Austin Heights) as well as to the rapid transit stations and the Fraser Mills neighbourhood.
- o) Supplement bus stops with pedestrian amenities and weather protection through shelters or awnings as part of the frontage improvements in commercial areas as required by new development.



An artist's interpretation of an arterial street experience on a Citywide Greenway



## Street Policies:

### All Streets

- p) Construct streets in accordance with Plan objectives as shown in Schedule A, the STP, multi-modal street guidelines and relevant City Bylaws.
- q) Work with the Ministry of Transportation and Infrastructure to explore suitable options for Brunette Interchange and Brunette- Lougheed corridor upgrades that are in keeping with the Plan's guiding principles and policies in Section 4.3.
- r) Require development to provide new street extensions, as shown on Schedule A, that connect Myrnam Street to Coleman Avenue (the "Myrnam-Coleman Connector") and Adair Avenue to Nelson Street, completes Myrnam Street and is in keeping with the Plan's Guiding Principles and policies in Section 4.3 Schoolhouse East.
- s) Require the creation of rear lanes, as part of redevelopment, for interior or "land-locked" parcels along arterials that do not have secondary access (e.g. Marmont and Blue Mountain Streets and Brunette Avenue).
- t) Ensure rear lanes have two access connections to adjacent local streets, in areas designated for Housing Choices and medium and higher density uses.
- u) Maintain public access to adjacent parcels along Adair Avenue west of Woolridge Street to Brunette Avenue/Lougheed Highway as illustrated in the Maillardville Servicing Assessment.
- v) Obtain a secondary access to Wildwood Park for emergency services.

### Brunette Avenue

- w) Seek the provision of additional public right-of-way on both sides of Brunette Avenue, in accordance with the City's Zoning Bylaw, and as part of redevelopment for sidewalk widening, cycling facilities, transit passenger facilities, road widening, and short-stay on-street parking provision, as appropriate.
- x) Expand sidewalk coverage in areas connecting to Brunette Avenue and the Neighbourhood Centre and along transit routes and adjacent schools.
- y) Encourage all loading and solid waste collection functions to be accommodated by means of lane or service access to the rear or on collector/local flanking streets.





#### Parking Policies:

- z) Parking for mixed-use commercial/residential developments in Maillardville's Neighbourhood Centre should be concealed underground.
- aa) Provide signage to direct motorists to off-street parking facilities in order to ensure their optimal use and avert unnecessary circling.
- ab) Encourage shared, common off-street non-residential parking to serve multiple users and destinations in the Neighbourhood Centre, as well as civic and institutional uses.
- ac) Encourage parking turnover and efficient use of on-street and off-street parking in the Neighbourhood Centre, including areas in and around Mackin Park, through the implementation of a variety of parking management strategies (e.g., time limits).
- ad) Consider the provision of off-street charging stations for electric vehicle parking as part of new development.

### 3.10 Utilities

The provision of adequate utility servicing (water, sewer, stormwater) is necessary to facilitate new residential, commercial and industrial growth in Maillardville, as guided by the Plan's vision and principles. New utility infrastructure in public space will be well integrated into the urban landscape to avoid obstructing pedestrian movement. The rainwater management practices, as outlined in integrated watershed management plans, will improve the ecology and hydrology of watercourses. Plans for water supply and distribution, sanitary sewer, and stormwater servicing requirements to implement the Neighbourhood Plan are included in the *Maillardville Servicing Assessment*.



#### Policies:

- a) Ensure that stormwater management facilities conform with the Nelson Creek and Como Creek Integrated Watershed Management Plans (IWMPs), as amended from time to time.
- b) Apply the City's Rainwater Management Guidelines to all subdivision and building permit applications in the neighbourhood Plan area, including those not covered by an adopted IWMP.
- c) Plan and coordinate the location of utility boxes (e.g. telephone hubs and electrical transformers), ventilation equipment or other at-grade mechanical equipment to minimize their impact on the public realm, including placing them underground or inside buildings wherever possible.
- d) Place overhead utilities underground as part of new development and upgrades to infrastructure.
- e) Improve the channel and banks of Booth Creek to reduce the risk of flooding and improve fish habitat and stream health.
- f) Investigate the feasibility of district energy systems in the Plan area.



## SECTION 4 - SPECIFIC AREA POLICIES

Based on the Plan vision, principles and land use concept, this section contains detailed policies for unique and specific areas within the neighbourhood.

### 4.1 Maillardville Neighbourhood Centre



The following Plan policies, that specifically apply to the Neighbourhood Centre, focus on the implementing the key Plan principles of restoring the Brunette Avenue Main Street and building vibrant public spaces, and promote the location of specific uses that can help drive renewed economic development in this key commercial node in Maillardville and southwest Coquitlam. The Neighbourhood Centre land use designation will serve as the basis for encouraging new high density, mixed-use and pedestrian-friendly redevelopment, complete with signature buildings at key locations. It is envisioned that the Brunette Main Street will continue to evolve with attractive streetscapes and vibrant public spaces (squares and plazas) that help to create memorable shopping experiences, social interaction opportunities and a strengthened sense of place.

#### Policies:

- a) Pursue economic development opportunities, through advocacy and a supportive business climate, that promote new commercial uses in the Neighbourhood Centre, including a mix of local-serving retail shops, anchor stores (e.g. grocery store, pharmacy), restaurants, hotels, and professional and business offices that diversify employment opportunities in the community.
- b) Require commercial, residential, employment living and civic uses along the ground floor of street fronting buildings in accordance with Schedule C (Neighbourhood Centre Grade Level Uses Along Street Frontages).
- c) Accommodate the development of community facilities, such as childcare services that respond to residential and employment growth and contribute to neighbourhood livability.



Figure 6: Maillardville's Neighbourhood Centre

# 9.1

*A flat-iron building is a wedge-shaped structure (as viewed from a 'bird's eye' perspective) that is shaped like an iron for clothes.*

- d) Encourage the development of urban squares/plazas adjacent to the Main Street sidewalk along Brunette Avenue to contribute to the pedestrian focus of the shopping street.
- e) Provide wide sidewalks, where feasible, along the Main Street as a part of redevelopment.
- f) Ensure redevelopment in Maillardville's Neighbourhood Centre contributes to the creation of a more walkable grid based on street and block patterns.
- g) Minimize curb cuts in the form of vehicle access points (e.g. driveways) which cross the sidewalk along Brunette Avenue.
- h) Ensure that all ground floor retail uses along Brunette Avenue are accessible to the mobility impaired through the provision of wheelchair access/ramps, in accordance with the City's Subdivision and Development Servicing Bylaw.
- i) Incorporate taller buildings over 8 storeys in the Neighbourhood Centre, west of LeBleu Street.
- j) Require distinctive 'flat-iron' buildings (4-8 storeys) at the following gateway entrances to Maillardville's main street:
  - › Northwest corner of James Street and Brunette Avenue; and
  - › Southeast corner of Lougheed Highway and Brunette Avenue.





## 4.2 Heritage Character Areas

The Plan identifies two unique residential areas in Maillardville that contain distinct street, block and lot patterns and heritage buildings that define Maillardville's heritage character. The following policies directly support preserving heritage resources, and encourage the development of heritage-inspired streetscapes and small scale detached building forms that respond to the historical identity of these areas, while also working to preserve views, given the hillside context and historic street and block character of these areas.

### Policies:

#### Laval Square and Allard-LeBleu

- a) Ensure development retains the distinct block and lot patterns and historic character of these precincts. Lot consolidations are discouraged.
- b) Encourage the development of small-scale detached building forms that reflect the historical built environment of Laval Square and Allard-LeBleu.
- c) Develop Heritage Revitalization Agreement guidelines and procedures that are specific to these character areas.
- d) Require development to provide frontage improvements to streets, lanes and streetscape finishes, such as sidewalks, streetlights and trees, which reflect the history and contribute to the distinctive character of these areas.

#### Laval Square Only

- e) Uphold the fine-grained character of Laval Square Character Area by limiting the number of units in any building to four or fewer for the Low-Density Apartment land use designation. Detached building forms are encouraged.
- f) Ensure that building setback requirements are maintained along frontages abutting Cartier Avenue, Laval Street and Laval Square to preserve views to and from Laval Square. Reductions to building setback requirements may be considered for heritage conservation or the accommodation of public amenities.

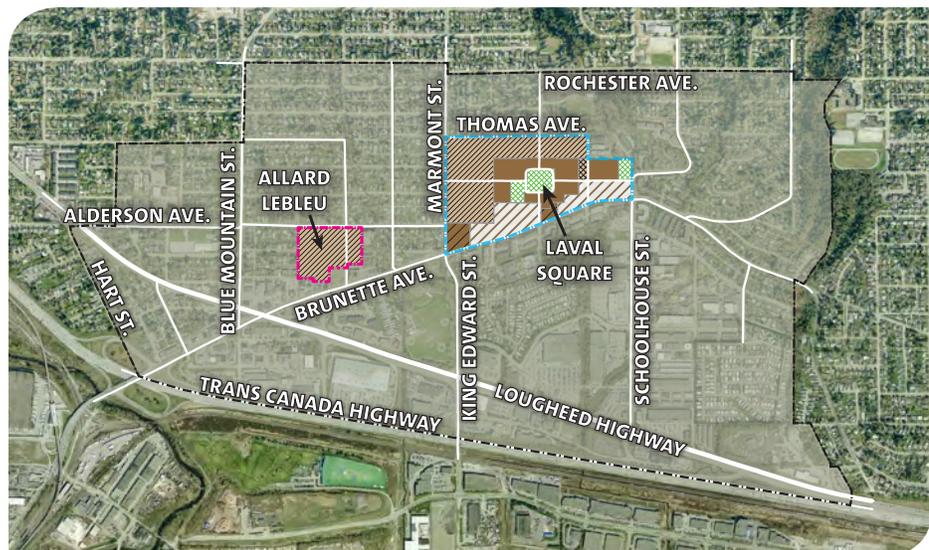
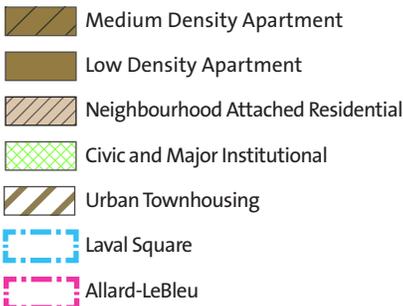


Figure 7: Laval Square and Allard-LeBleu Character Areas

## 4.3 Schoolhouse East

*Work-Live uses are defined as buildings and the units within them that are used predominately for business purposes and in which the owner/operator of the business lives on site.*

The land use concept supports the retention of industrial lands located the east side of the Schoolhouse Street corridor, which are important employment generating lands that are easily accessible from regional highways (Lougheed Highway and Highway #1). The Schoolhouse East policies support continued industrial intensification, but also broaden the range of possible uses in the area, given its proximity to existing commercial and residential areas, and the area’s highly visible and accessible location along a major City street directly connected to the Lougheed Highway and Highway #1. The policy outcomes of the Industrial Zone Consolidation program will continue to support the industrial use of these lands.

### Policies:

- a) Explore opportunities in the Schoolhouse East area, as delineated on Figure 8, for the development of office uses which do not directly compete with types of office uses preferred in Coquitlam’s City Centre.
- b) Consider the accommodation of Work-Live (Industrial-Residential) uses for areas denoted on Figure 8.
- c) Consider limited retail uses in industrial areas (M-6 Retail Industrial), as identified on Figure 8, provided there is sufficient road capacity, site access and parking provisions, as determined through a transportation/traffic study.
- d) Accommodate future street widening along Schoolhouse Street by maintaining building setback requirements along property line for those areas within 200 metres (650 feet) of the intersections at Lougheed Highway and Booth Avenue.

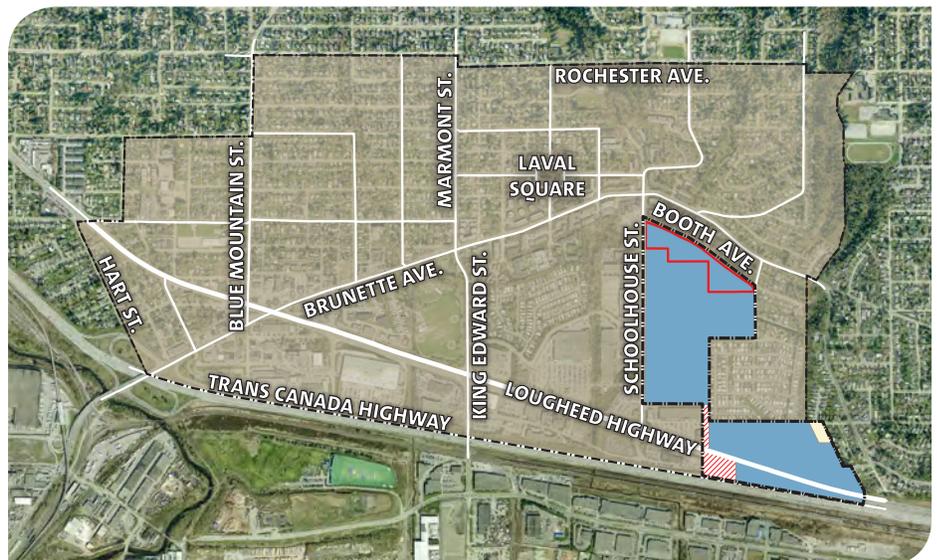
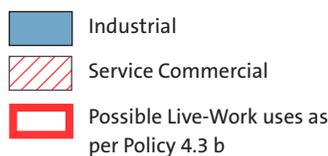


Figure 8: Schoolhouse East Area



## 4.4 Lougheed Brunette

This specific Plan area may be subject to a major transportation infrastructure review in the future, thus Plan policies maintain the established land use designations in the Lougheed Brunette Area, as shown on figure 9, until such time as the development and analysis of options for transportation infrastructure improvements in the area, which requires sponsorship by other agencies and senior levels of government, can be completed. When the Brunette Interchange and Brunette-Lougheed corridor are upgraded in the future, the City will examine local street network improvements and changes to land use designations to account for the new highway infrastructure.

### Policies:

- a) Maintain the Service Commercial, Industrial, and Civic and Major Institutional land use designations as shown in Schedule A.
- b) Continue to work with the Ministry of Transportation and Infrastructure and TransLink to explore suitable transportation infrastructure options for upgrading the Brunette Interchange and the Brunette-Lougheed corridor.
- c) Coordinate a review of appropriate land uses in the area of Lougheed Brunette, as delineated on Figure 9 below, with the consideration of transportation improvement options.

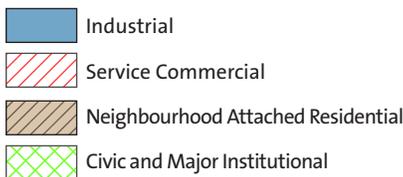
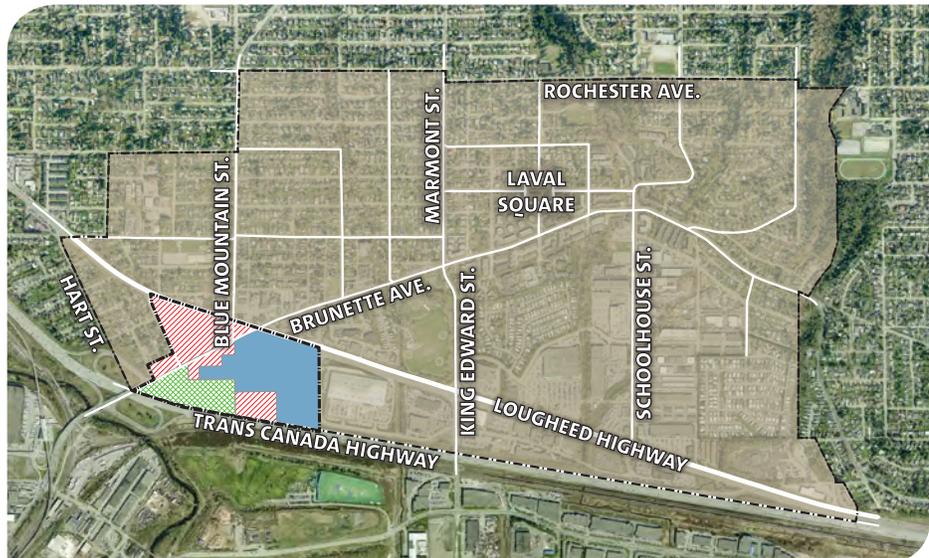


Figure 9: Lougheed Brunette Area



## SECTION 5 - DEVELOPMENT PERMIT AREAS

### 5.1 Development Permit Areas

Innovative design solutions, that achieve high quality urban environments that are walkable and liveable are encouraged in the Plan area.

- a) All development permit guidelines that apply within the Maillardville Neighbourhood Plan are located in Part 4, Chapter 13.0 of the CWOC. Refer to Section 4.1 of that document for supplemental Maillardville specific development permit guidelines.

## SECTION 6 - IMPLEMENTATION AND MONITORING

### 6.1 Implementation

The Plan will guide growth and reinvestment in the Maillardville neighbourhood over the next 20 years. Realization of this long-term vision will occur incrementally, as development proceeds and amenity and infrastructure investments are made to encourage and accommodate growth and change in Maillardville. It will also require the application of coordinated policies, inter-departmental plans and periodic updates to City bylaws and regulations.

The following tasks will work to implement the Plan and facilitate future growth and change in the neighbourhood:

- a) Create a Heritage Commemoration and Interpretation Plan that recounts and celebrates Maillardville's history through measures such as public art, plaques, picture poles, story stones, sidewalk markers, recognition programs and community events.
- b) Develop new Heritage Revitalization Agreement policies that guide and clarify the use of these agreements and provide evaluation criteria for determining appropriate density, parking requirements, form of development and commemoration features.
- c) Explore and develop a range of policies that provide the City with further measures to assist and encourage heritage conservation (e.g., Heritage Revitalization Tax Exemption Bylaw, Heritage Alteration Permit Procedures, Heritage Minimum Standards of Maintenance Bylaw, Transfer Density, Heritage Conservation Areas).
- d) Develop a property acquisition plan for Maillardville for securing additional parkland.
- e) Establish and construct a Maillardville bicycle/pedestrian trail corridor from Nelson Street to Millside School, as delineated on Schedule B.
- f) Update the City's Master Trails Plan to connect future parkland, where possible, to the City's trail and greenway network.



- g) Develop heritage-inspired streetscape standards for Laval Square and Allard-LeBleu Character Areas, Maillardville's Neighbourhood Centre and Greenways.
- h) Establish a development plan for the industrial lands in the Schoolhouse East area that takes into consideration future uses, transportation and goods movement requirements, environmental impacts, and utility servicing, and that is compatible with adjacent residential areas. This development plan could be developed along with or be a component of the Fraser Gateway Employment Corridor plan as identified in the Southwest Coquitlam Area Plan.
- i) Conduct a land use policy, regulatory and servicing review of lands in the Lougheed Brunette area, as delineated on Figure 9 (Page 22). This review will be part of a transportation infrastructure exploration of suitable options for upgrading the Brunette Interchange and the Brunette-Lougheed corridor, focusing on multi-modal improvements in concert with appropriate land use policies.
- j) Refine Housing Choices implementation zones and development permit guidelines to help preserve the unique block and lot patterns of the neighbourhood as development occurs.
- k) Undertake zoning and other regulatory amendments to the following zones to help implement the Plan policies:
  - RM-3 Multi-Storey Medium Density Apartment Residential zoning amendment to reduce the maximum height to four storeys in Maillardville;
  - C-5 Community Commercial zone to allow density bonus;
  - RM-1 Two Storey Low Density Apartment Residential, RM-2 Three Storey Low Density Apartment Residential and RM-3 Multi-Storey Medium Density Apartment Residential zones to accommodate secondary or "lock-off" suites (self-contained dwelling units within apartment or townhouse units) as a permitted use;
  - RM-1 Low Density Apartment Residential zone to facilitate sensitive infill through small scale building forms in Laval Square Character Area; and
  - CS-1 Service Commercial zone to encourage pedestrian-friendly site and building design.
- l) Amend relevant City Bylaws, as required, to facilitate requirements for using wildlife-resistant solid waste collection and Wildlife Smart landscaping.

## 6.2 Monitoring

In order to ensure that the Maillardville neighbourhood is developed in a manner consistent with the vision, principles and policies of this Plan, the City will monitor:

- › Development of housing, by number and type of units.
- › Development of commercial and industrial floor space, by amount and type.
- › Provision of public amenities.
- › Transportation mode share, the amount of sidewalk and cycling facilities constructed, transit service operations and parking provisions.
- › Implementation and effectiveness of the stormwater management system in relation to the Nelson Creek and Como Creek IWMPs.



# SCHEDULE B

## MAILLARDVILLE NEIGHBOURHOOD PLAN

### GREENWAYS & BIKE ROUTES

#### LEGEND

##### Greenway Alignment

-  Citywide Greenway
-  Citywide Greenway (Alternative)
-  Neighbourhood Greenway
-  Neighbourhood Greenway (Alternative)

##### Bike Route Alignment

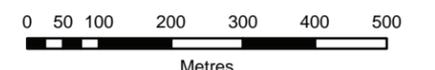
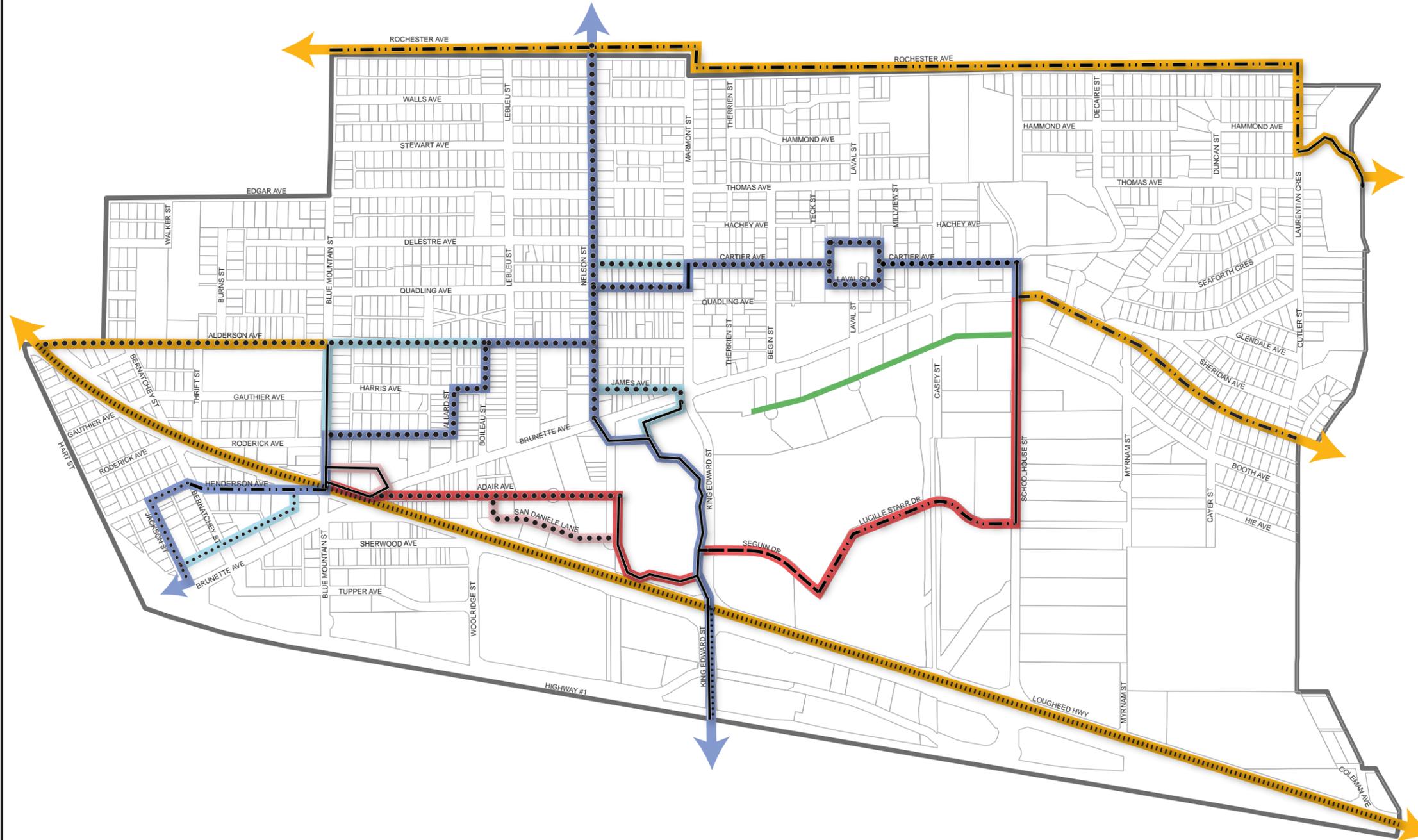
-  Bike Route

##### Bike Facility Class and Finishing Type

-  Class 1: Multi-Use Pathway
-  Class 1: Local Street Bikeway
-  Class 2: Bike Lane
-  Class 2: Marked Wide Curb Lane
-  Class 3: Bike Lane

##### Trail

-  Maillardville Trail



Adopted: N/A  
 Last Amended: N/A  
 Last Issued: February 8, 2013  
 Map Projection: UTM Nad1983  
 Prepared By: Planning & Development  
 Source: City of Coquitlam

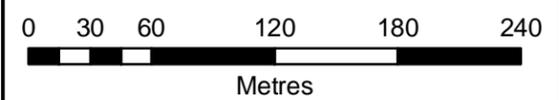
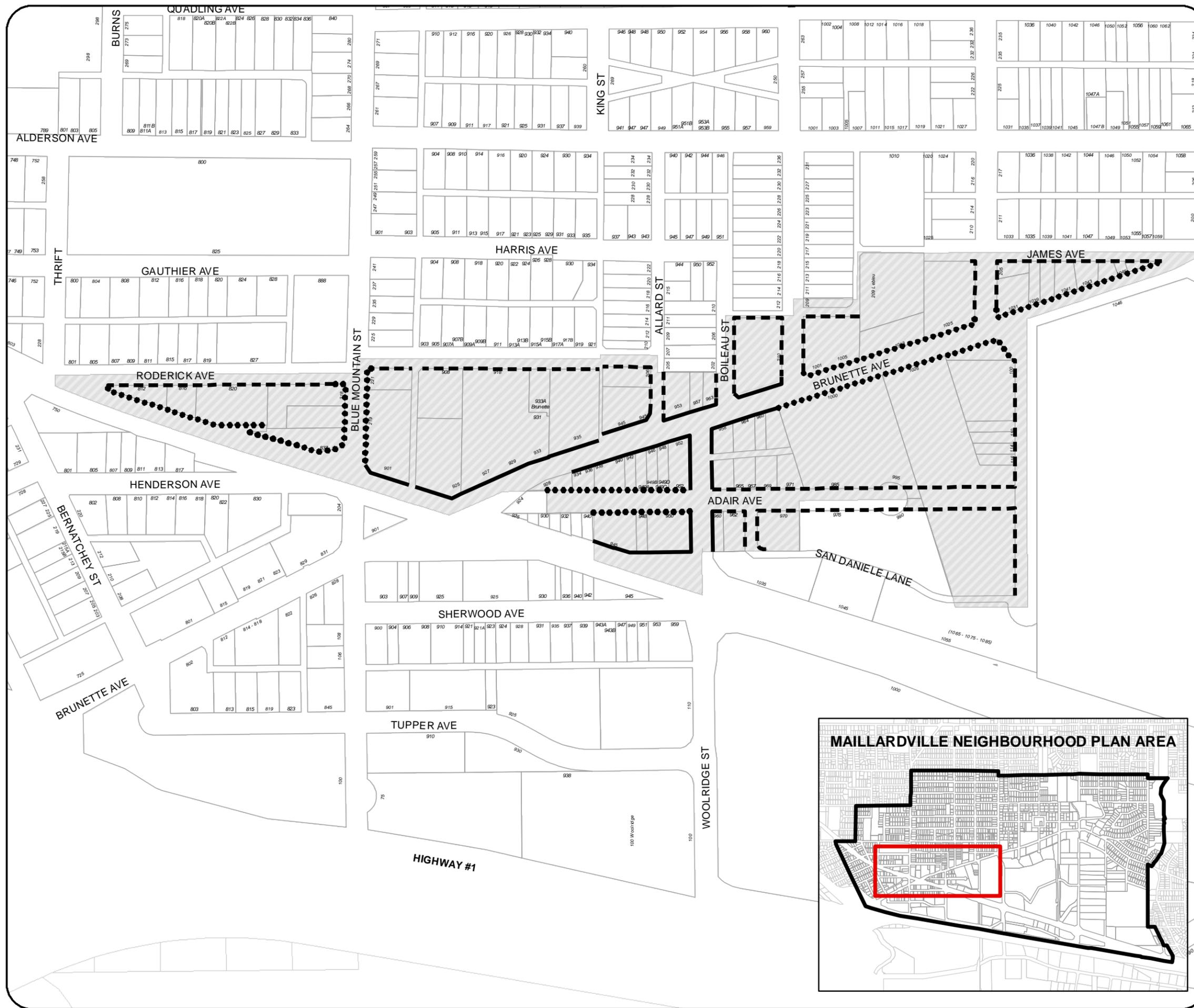


# SCHEDULE C MAILLARDVILLE NEIGHBOURHOOD PLAN

## NEIGHBOURHOOD CENTRE GROUND FLOOR LEVEL USES ALONG STREET FRONTAGES

### LEGEND

-  Mandatory Commercial Street Frontage
-  Optional Commercial Street Frontage
-  Residential Street Frontage
-  Neighbourhood Centre



Adopted: N/A  
 Last Amended: N/A  
 Last Issued: February 21, 2013  
 Map Projection: UTM Nad1983  
 Prepared By: Planning & Development  
 Source: City of Coquitlam

