

Coquitlam

For Committee

June 11, 2013

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To: City Manager

From: General Manager Planning and Development

Subject: **Draft Maillardville Neighbourhood Plan**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Planning and Development, entitled "Draft Maillardville Neighbourhood Plan" dated June 11, 2013, for information.

Report Purpose:

This report summarizes the draft Maillardville Neighbourhood Plan for Council's information and feedback prior to presenting the draft Plan at a public open house.

Strategic Goal:

This report aligns with the corporate objectives of strengthening neighbourhoods, enhancing economic opportunities, innovating to meet changing needs and improving the sustainability of City services, transportation systems and infrastructure.

Executive Summary:

The draft Maillardville Neighbourhood Plan (MNP) will become the City's blueprint for growth and reinvestment in Maillardville. By guiding growth and development in this established neighbourhood the draft Plan seeks to accommodate an additional 6,000 residents and increased employment opportunities within Maillardville over next 20-25 years. Key policy directions include continuing long-standing efforts to revitalize the neighbourhood, preserving Maillardville's many heritage assets, and building upon past policy updates that were completed in 2008 for the Neighbourhood Centre. Following comments by Council, the draft MNP will be presented at a public open house, to obtain feedback prior to bringing it forward to Council for bylaw consideration. Staff will also consult with the Maillardville Residents' Association, the Maillardville Commercial and Cultural Revitalization Advisory Committee, the Universal Access-Ability Advisory Committee, the Coquitlam Youth Council, the Greater Vancouver Home Builders Association and the Urban Development Institute (UDI) prior to bringing an updated Plan back to Council.

Background:

Maillardville is Coquitlam's oldest and most historic neighbourhood (Attachment 1); the updated draft Maillardville Neighbourhood Plan (MNP, or the 'Plan') has been developed to guide growth and re-investment in this neighbourhood over the next 20 to 25 years. The draft MNP (Attachment 2) seeks to accommodate an additional 6,000 residents and increased employment opportunities within the Plan area, and strengthens long-standing efforts to revitalize the neighbourhood and preserve Maillardville's many heritage assets. Key features of the draft Plan include:

- the continued revitalization of Maillardville's local-serving commercial 'Main Street' along Brunette Avenue;
- a range of housing options set within walkable residential neighbourhoods;
- enhanced neighbourhood identity through the conservation of heritage homes, preservation of existing land patterns and new residential development; and,
- new public amenities that support neighbourhood growth.

Plan History

The existing MNP was adopted by Council in 1990. An outcome of the revitalization effort launched in Maillardville in the 1980s, the original plan consisted of land use policies, design guidelines, a new mixed-use commercial zone and infrastructure improvements along Brunette Avenue and at the gateway Clock Tower area and Heritage Square.

In July 2008 the MNP 'Neighbourhood Centre' policies, zoning and design guidelines were updated to help stimulate the development of a pedestrian-friendly, high-density, mixed-use core. In June 2011 an update to the rest of the MNP was initiated.

Project Scope

As noted in past Council reports, the scope of the MNP update process includes the development of policies for Housing Choices and medium-density multi-family opportunities, heritage conservation and commemoration, urban and architectural design, and parks and outdoor recreation.

Other policy issues, such as transportation and land use associated with the Brunette Interchange and the Lougheed/Blue Mountain/Brunette intersection and industrial lands within the Lougheed/ Schoolhouse Employment Corridor, are outside the current MNP policy review and will be the subject of future planning processes.

This report presents an overview of the draft MNP, which is being presented to Council for information and feedback in advance of public consultation on the draft Plan. The following sections briefly summarize the MNP update and consultation processes, highlights key MNP elements, policies and complementary documents, and outline next steps in the process.

Discussion/Analysis:

MNP Development Process

The draft MNP has been developed through extensive consultation that has engaged many stakeholders including, Council, residents, property owners, businesses, the development community, and the general public.

The MNP update has been underway since June 2011 and has involved four phases:

Phase One: The evaluation of existing neighbourhood conditions and site analysis.

Phase Two: The creation of an updated vision, principles and policy options.

Phase Three: The development of a land use concept as well as preferred policy and urban design directions.

Phase Four: The completion of the Draft Plan for Council's consideration.

The planning process to date has included three public open houses, participation at the Festival du Bois, three public workshops, a digital engagement pilot and two public lectures. A Council-appointed Public Advisory Group and the Maillardville Commercial and Cultural Revitalization Advisory Committee also played a key role in providing input, and assisting with updating the Plan vision and principles.

Council was regularly informed of the MNP scope, process and policy themes, public consultation feedback, and research findings through staff reports at the end of each phase. These reports are located in the Councillors' office for reference, and Council feedback on these reports has informed the direction and outcomes of the Plan.

Draft MNP Overview

The draft MNP will become the City's blueprint for growth and reinvestment in Maillardville. The draft Plan not only accounts for the needs of Maillardville as a distinct community, but also for its place in Southwest Coquitlam and the City.

Similar to the Partington Creek Neighbourhood Plan, the draft MNP has been organized to be a more use-friendly Plan, which reflects Council's efforts to improve business practices and streamline processes. The Introduction, Vision, Principles and Land Use Concept sections provide readers a concise summary of the Plan's vision and land use locations and definitions (i.e., "the plan at a glance"). Subsequent sections provide greater detail as one reads further into the Plan, starting with neighbourhood-wide General Policies and culminating in Specific Area Policies that apply to unique areas in the Plan area. The MNP also directs readers to applicable Development Permit Area Guidelines and concludes with an Implementation and Monitoring section. Key highlights of the draft MNP are described below.

MNP Vision and Principles (Page 3 of the draft MNP; Attachment 2)

Developed by the Public Advisory Group and informed by feedback from the Council and the public, the draft Plan vision is: *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.*

Draft MNP Overview cont'd/

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.

The draft MNP contains nine “Guiding Principles” that implement this vision and guide Plan policies, including:

- » Design on a Human Scale
- » Preserve Heritage
- » Build Vibrant Public Spaces
- » Create Neighbourhood Identity
- » Increase Transportation Options
- » Restore Main Street
- » Facilitate Job Growth
- » Provide Housing choices
- » Enhance Landscapes

MNP Land Use Concept/Land Use Plan (Page 4-6; Schedule A)

Reflecting on the Plan’s setting, vision and principles, and building on the existing land use pattern, the MNP land use plan includes these key features:

- a high-density, mixed-use Neighbourhood Centre that establishes a pedestrian-friendly ‘Main Street’ along Brunette Avenue with residential, neighbourhood-serving retail, office and institutional uses;
- a city and region-serving employment corridor (large format retail, entertainment, industrial uses) along Lougheed Highway and Schoolhouse Street;
- new Neighbourhood Attached Residential (NAR, or ‘Housing Choices’) that provide densification opportunities and also support the retention of existing street, block and lot patterns (a key part of Maillardville’s heritage);
- the establishment of “character areas” to support conservation and enhancement of Maillardville’s history and heritage values;
- new higher density residential areas (medium density) that support ‘Main Street’ revitalization and economic development opportunities;
- parks that support growth and provide recreational/cultural experiences; and
- a street, greenway and trail network that provides for many modes of travel within the neighbourhood and connections beyond.

Land Use Plan Updates

The draft MNP includes a series of key land use updates, relative to the existing MNP (adopted 1990) land use plan (see Attachment 3). Some of these updates were presented at the May 2012 open house, and others reflect subsequent updates, which are being proposed for Council’s consideration. These updates include:

- Neighbourhood Attached Residential (NAR; Housing Choices):
New areas are proposed to be designated NAR in the Plan area, including the Laval Square area, north of the Neighbourhood Centre up to Rochester Avenue and an area southwest of Bernatchey Street. These new NAR areas were presented at the May 2012 public open house, and will provide new opportunities for increased density that will help to:

Land Use Plan Updates cont'd/

- » preserve existing lot and block patterns and historic homes;
- » maintain south-facing views;
- » make home ownership in the neighbourhood more affordable; and,
- » provide more residents to support local-serving commercial development along the 'Main Street' of Brunette Avenue and local schools.

Staff are also proposing to designate the 1600 and 1700 block of Brunette (north side) and Sheridan Avenues as NAR. This is based on further staff analysis that responds to a petition (received following the May 2012 open house) from property owners residing on these blocks, that requests Council to redesignate these blocks as NAR. The NAR redesignation is feasible, and will help to support new growth and reinvestment, while also serving as a transition area between future medium density residential development to the south and a one-family residential neighbourhood to the north. Petition organizers also consulted with neighbours to the north, which share a common access street (Sheridan), and according to the organizers the majority of these residents are in support of the NAR redesignation. Staff also note that redevelopment of some of the properties within the 1600 and 1700 blocks will require additional grading and earth works, given the presence of steep slopes. Access to new NAR redevelopments will be required off of Sheridan Avenue and frontage improvements on both Brunette and Sheridan Avenues will also be necessary.

- **Medium Density Apartment Residential:**
As presented at the May 2012 open house, new medium density residential areas (which can accommodate apartment and stacked townhouse building forms) are located west of Our Lady of Fatima complex, along the eastern portions of Brunette, Booth and Hie Avenues, and north of the Neighbourhood Centre along James Avenue. These areas will accommodate new residential growth near the Brunette Avenue 'main street', transit routes, community amenities, schools and existing employment lands. Policy direction has also been added to the draft Plan to ensure the massing of new apartments, located west of Our Lady of Fatima, 'steps downs' where adjacent to existing single family home areas.

Staff are also proposing a new medium density area in an area north of the Neighbourhood Centre, bounded by Roderick and Harris Avenues, Blue Mountain Street and a lane west of Allard Street. This will provide residential density and new investment close to the Neighbourhood Centre, helping to support economic development and revitalization efforts. This use will also provide an appropriate density, height and building type transition between higher density development in the Neighbourhood Centre and Housing Choices areas to the north.

Land Use Plan Updates cont'd/

- **Parks and Recreation:**

The draft MNP land use plan designates three properties, at the east end of the 1700 block of Brunette Avenue (south side), as park. This proposed park is located in an area proposed for future medium density apartment development, along the south side of Brunette Avenue, and also a proposed NAR (Housing Choices) area on the north side of Brunette Avenue, as noted above. A new local park amenity in this area will help to meet the needs of an increased residential population, and potentially serve as a future trailhead to the adjoining BC Hydro corridor. This park designation also provides a key opportunity to preserve the 'Booth Farm' heritage home (located on 1746 and 1750 Brunette Avenue) which dates to 1901 and is in the Maillardville heritage inventory. Designating these properties as a park also provides the greatest degree of certainty in preserving this key heritage asset (assuming the subject properties are acquired by the City) and provides a range of possibilities for the future use of the Booth Farm as a civic/community amenity. At this point there is no identified potential operator (besides the City) for a Booth Farm amenity, thus a park designation is recommended relative to another potential land use (such as Civic and Major Institutional).

The draft Plan includes policies that support this proposed designation, requiring the conservation of Booth Farm house, the establishment of park space and potential future connections to the City's trail network. As part of the next stage of public consultation, staff will consult further with the owners of these properties. Once the properties are purchased by the City, detailed analysis will be undertaken to determine the optimal use of the heritage building and grounds, along with preparing an operational funding plan for the restoration of the Booth Farm house and on-going maintenance and programming.

General Policies (Section 3, Pages 7-17)

The General Policies section of the draft MNP contains a set of 'one-stop-shop' policies that apply neighbourhood-wide, and are organized in these categories: Commercial; Residential; Industrial; Civic and Major Institutional and Schools; Parks, Recreation and Culture; Neighbourhood/Site Design; Heritage Conservation and Commemoration; Environment; Transportation; and Utilities.

Heritage Conservation and Commemoration (Section 3.4, Page 13)

A key feature of the updated MNP includes strengthening the policy approach for heritage conservation and commemoration. This primarily involves using Heritage Revitalization Agreements (HRAs) for the redevelopment of properties with heritage buildings. HRAs are a flexible land use tool that are essentially agreements between developers and the City, that seek to preserve heritage buildings/elements through the use of incentives (e.g. additional density, fee waivers, etc.) and specific conditions.

Heritage Conservation and Commemoration (Section 3.4, Page 13) cont'd/

HRAs can supersede local government zoning regulations (i.e., land use, density and siting regulations, development cost recovery, subdivision and other requirements), but are not 'precedent setting'. HRAs are suited to unique heritage conservation situations and can result in creative solutions that are 'win-win-win' outcomes for the developer, the community and the City. As an example of how HRAs might be implemented, eight heritage buildings identified as a "primary" building in the Maillardville Heritage Inventory could benefit from this approach, providing property owners wish to redevelop to a higher density. This approach also builds on the recent use of HRAs in Maillardville to preserve and restore existing heritage buildings on redevelopment sites.

The use of HRAs in Maillardville requires the development of specific HRA guidelines and procedures that will govern negotiations (between developer and the City) on redevelopment proposals involving properties with heritage buildings. Development of these HRA guidelines is a key Plan implementation item to be initiated after the MNP is adopted, and these guidelines will be presented to Council for review and feedback at a later date. This policy approach is further supported with additional policies in the draft MNP that call for the retention of existing land patterns in low-density residential areas, the development of new heritage commemoration measures, and the application of heritage-inspired streetscape finishes that contribute to the telling of Maillardville's history.

Specific Area Policies (Section 4, Pages 18-22)

This section includes policies for four specific and unique areas in Maillardville, some of which require more policy detail to achieve the Plan vision, principles and policies.

Maillardville's Neighbourhood Centre

A key MNP priority is the continued revitalization of the Neighbourhood Centre into a mixed-use neighbourhood 'heart' with a pedestrian-friendly 'Main Street' populated by local-serving shops along Brunette Avenue. As noted above, policies in this section are based on Neighbourhood Centre land use policies developed in 2008, with the addition of a policy that promotes commercial uses in the Neighbourhood Centre to support economic development and revitalization efforts.

Allard-LeBleu and Laval Square Heritage Character Areas

Being that the conservation and commemoration of Maillardville's heritage is another key priority, the draft Plan includes policies for two distinct 'Heritage Character Areas': Allard-LeBleu and Laval Square. These original 'town-site' areas stand out as particularly unique heritage precincts. Draft Plan policies guide the retention of distinct land patterns, the conservation of heritage buildings, the inclusion of detached, 'fine-grained' building forms and the maintenance of key view corridors toward Laval Square.

Specific Area Policies (Section 4, Pages 18-22) cont'd/

Schoolhouse East

As noted above, revisiting the policies specific to the Schoolhouse East area was not included in the MNP update process. This area is part of the Lougheed / Schoolhouse Employment corridor, as identified in the SWCAP, and has more policy connections with other mixed-employment areas along Lougheed and Trans Canada Highways and United Boulevard. The draft Plan includes existing policies that have been 'transplanted' from the SWCAP into the draft MNP, in anticipation of future planning work involving industrial/commercial lands in this strategic employment area.

Lougheed Brunette

This specific area, which includes the Brunette Interchange and the Brunette/Lougheed/Blue Mountain intersection, may be subject to a future major transportation infrastructure review and upgrade(s). In response draft Plan policies maintain the established land use designations until the relevant transportation review(s) are completed (requiring other levels of government), and also note that a future land use review will be undertaken when upgrade options are identified.

Section 5.0 – Development Permit Areas (Page 23)

To assist in the development of high-quality, attractive buildings that recognize Maillardville's unique history and identity in the MNP area, new design guidelines and associated Development Permit Areas (DPAs) are proposed as a part of the draft Plan. Staff note that while these guidelines and DPAs apply to the MNP area, they will be incorporated if approved by Council into Part 4 of the CWOCP instead of the MNP. These new draft guidelines and DPAs (see Attachment 4), supplement existing Citywide guidelines, and include 'heritage-inspired' design directions for new developments specific to Maillardville that recognize and integrate earlier design directions (e.g. the mansard roof), and also seek to create authentic design character.

Maillardville Neighbourhood Centre

- The newly updated Neighbourhood Centre guidelines draw on existing, heritage-inspired building designs that acknowledge the neighbourhood's history, and also draw inspiration from the design character of buildings found within historic commercial districts, developed in the region between the late 1800s and early 1900s, with the aim of creating a unique, new identity. This 'hybrid' approach reflects the fact that new development within the Neighbourhood Centre will likely be of a much higher density and taller than any building developed there in the past, and these guidelines will help to create an authentic, high quality look that balances existing heritage with the new building forms and design.

Heritage Character Areas – Laval Square and Allard-LeBleu

- These guidelines aim for a consistent design approach that reflects the existing heritage character and design of the homes built in these areas in the early 1900s, built by pioneers who settled this area and typically used simple framing techniques and common roof design elements (e.g., hip, gable).

Maillardville Multi-Family Residential

- These guidelines seek to attain a consistent design approach that includes 'heritage-influenced' design elements that reflect Maillardville's history as well as design treatments that have been applied to multi-family buildings developed within the Plan area in recent decades.

Section 6.0 – Implementation and Monitoring (Page 22-23)

This section includes implementation policies, including the development of HRA guidelines and procedures and a park acquisition plan, both of which will be initiated upon final adoption of the MNP. This section also identifies measures to monitor the effectiveness of Plan implementation.

MNP Servicing Assessment

Similar to the Partington Creek Neighbourhood Plan, a high-level Maillardville Servicing Assessment is being developed to support MNP implementation. This Assessment will summarize the infrastructure improvements required for Plan build-out and include estimated costs and funding sources (such as Development Cost Charges). It will be presented to Council for information and feedback prior to bringing the draft MNP back to Council as an OCP amendment bylaw.

MNP Streetscape Guidelines

Heritage-inspired streetscape guidelines are also being developed to support draft Plan heritage policies and design guidelines, and to reinforce Maillardville's unique character as the neighbourhood grows and evolves. These are intended to replace existing Maillardville streetscape guidelines, which were developed in the 1990s and informed by previous City revitalization efforts in the 1980s, that apply to Adair Avenue (from the Clock Tower to Mackin Park) and the Laval Square area.

The application of the existing guidelines has been uncoordinated and 'piecemeal' to date, and these new guidelines (which are being developed in coordination with the City's Multi-modal street design project) will apply a more complete set of streetscape finishes within the Plan area. These new guidelines will apply to the Neighbourhood Centre and the Laval Square and Allard-LeBleu Heritage Character Areas, and will identify a 'kit of parts' that includes light standards (streets and low-level pedestrian), street furniture, sidewalks and other pavement finishes and street trees and landscaping that are specific to these three areas of Maillardville. Staff will present the Streetscape Guidelines to Council prior to bringing the draft MNP back to Council as an OCP amendment bylaw.

Next Steps:

Following Council's feedback and direction, the draft MNP will be presented at a public open house in late June 2013. In the coming months staff will also consult with the owners of properties being proposed as park in the draft Plan, the Maillardville Residents' Association, the Maillardville Commercial and Cultural Revitalization Advisory Committee, the Universal Access-Ability Advisory Committee, the Coquitlam Youth Council, the Greater Vancouver Home Builders Association and the Urban Development Institute (UDI).

Next Steps cont'd/

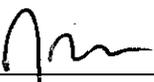
Feedback received from consultation will be used to refine the draft MNP, which will then be presented to Council in Fall 2013 as an OCP amendment bylaw. This bylaw will also include 'related amendments' to ensure consistency between the MNP and Southwest Coquitlam Area Plan (SWCAP) policies. Following this, a Public Hearing will be held on this bylaw.

Financial Implications:

The MNP Servicing Assessment will be developed to specify park, utility and transportation improvements, associated high-level cost estimates and funding sources (primarily through Development Cost Charges) needed to support Plan build-out. This Assessment will be presented to Council for information and consideration, prior to considering an OCP amendment bylaw for the Plan.

Conclusion:

The draft MNP has been developed through an extensive public consultation process, and will guide new growth, revitalization and heritage preservation efforts in Maillardville over the next 20 to 25 years. Following Council's feedback and direction, the draft MNP will be presented at a public open house at the end of June 2013. This will be followed by consultation with other key stakeholders, such as the Maillardville Commercial and Cultural Revitalization Advisory Committee, the Universal Access-Ability Advisory Committee, Youth and the UDI. Staff will then use feedback to finalize the MNP, and present it to Council as an OCP amendment bylaw in Fall 2013.



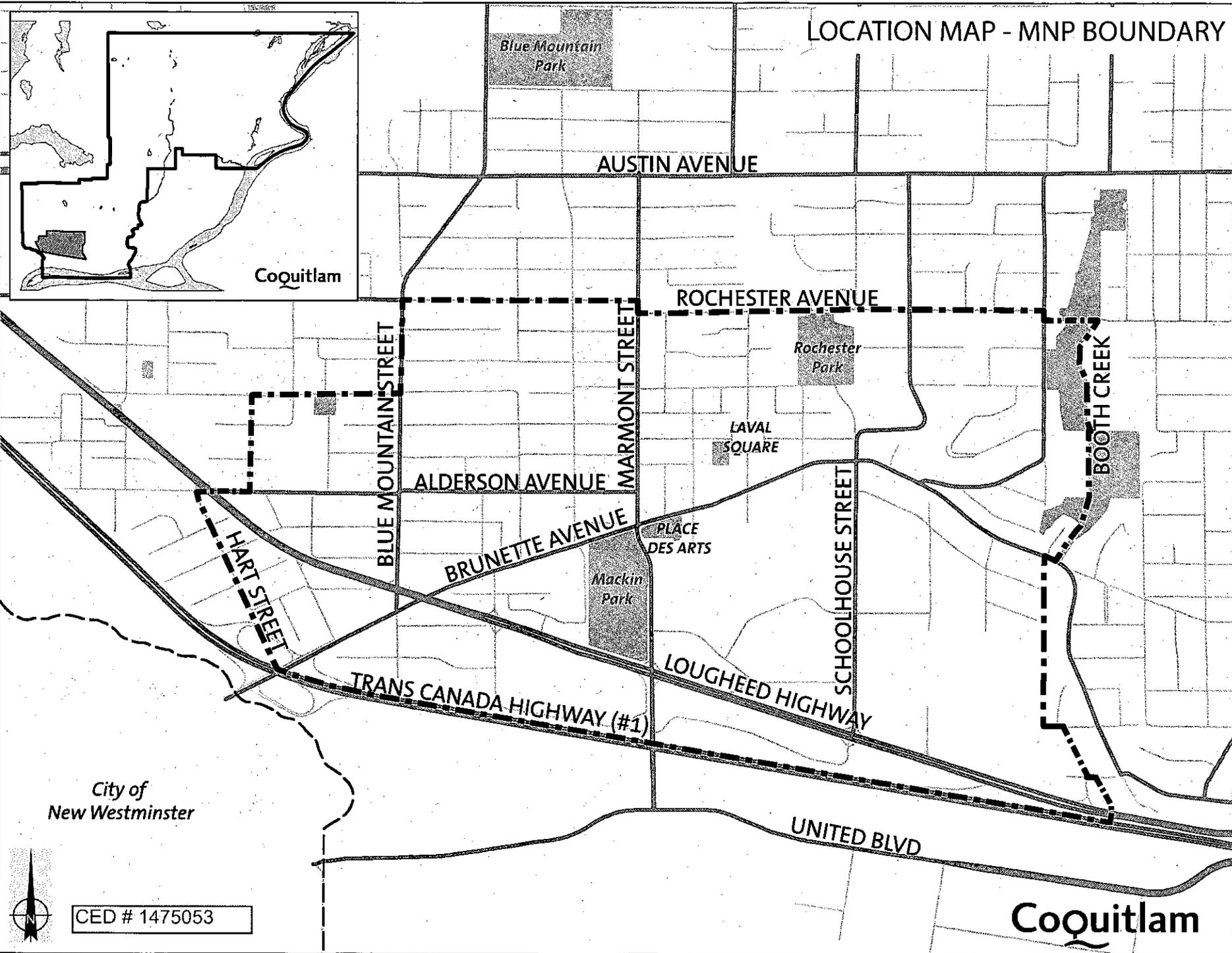
J.L. McIntyre, MCIP, RPP
RN/ms/lmc

Attachments:

1. Location Map – MNP Boundary – Doc# 1475053
2. Draft MNP – Doc# 1475090
3. Land Use Plan Updates – Doc# 1475080
4. Draft Maillardville Development Permit Guidelines – Doc# 1475086

This report was prepared by Russell Nelson, Community Planner and Steve Gauley, Senior Planner, and reviewed by Kurt Houlden, Acting General Manager, Parks, Recreation and Culture, Perry Staniscia, Manager Lands and Properties, and Carl Johannsen, Manager Community Planning.

LOCATION MAP - MNP BOUNDARY



Coquitlam

Blue Mountain Park

AUSTIN AVENUE

ROCHESTER AVENUE

Rochester Park

LAVAL SQUARE

ALDERSON AVENUE

PLACE DES ARTS

Mackin Park

BRUNETTE AVENUE

LOUGHEED HIGHWAY

TRANS CANADA HIGHWAY (#1)

SCHOOLHOUSE STREET

UNITED BLVD

BOOTH CREEK

City of New Westminster

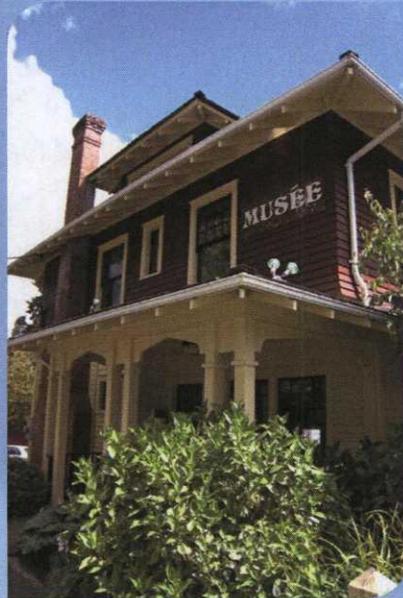
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Coquitlam

ATTACHMENT 1



Draft Version: June 17, 2013



City of Coquitlam

Citywide Official Community Plan - Chapter 9.1

Maillardville Neighbourhood Plan

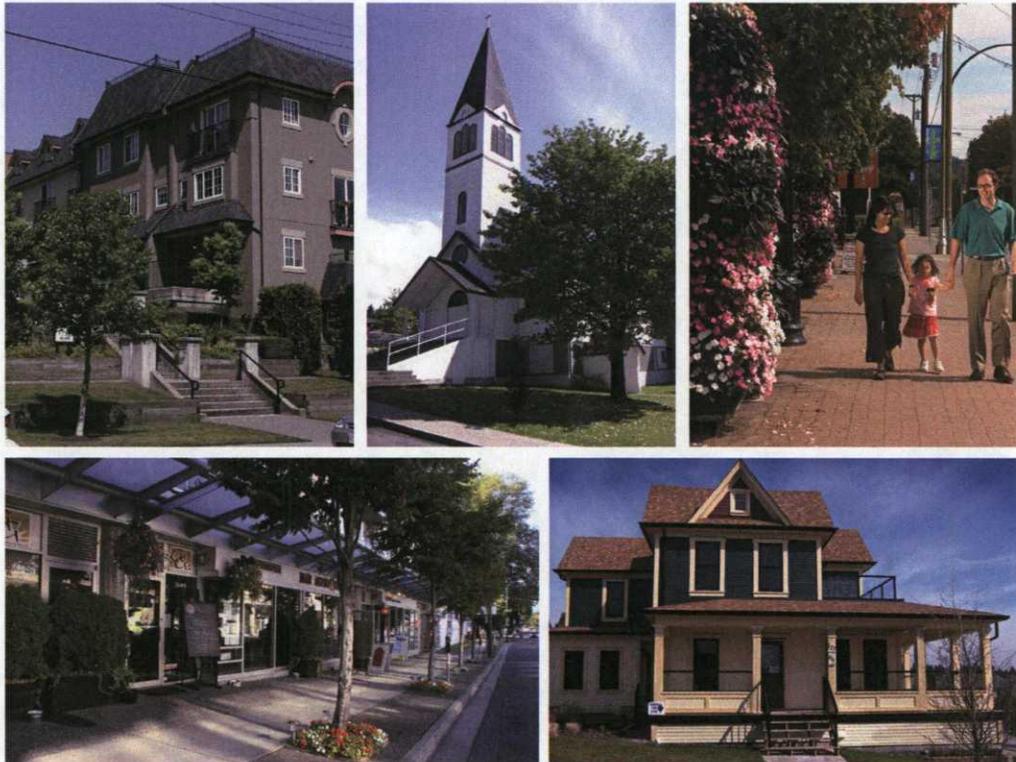
*Respecting the past,
looking to the future*



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.

City of Coquitlam

Maillardville Neighbourhood Plan

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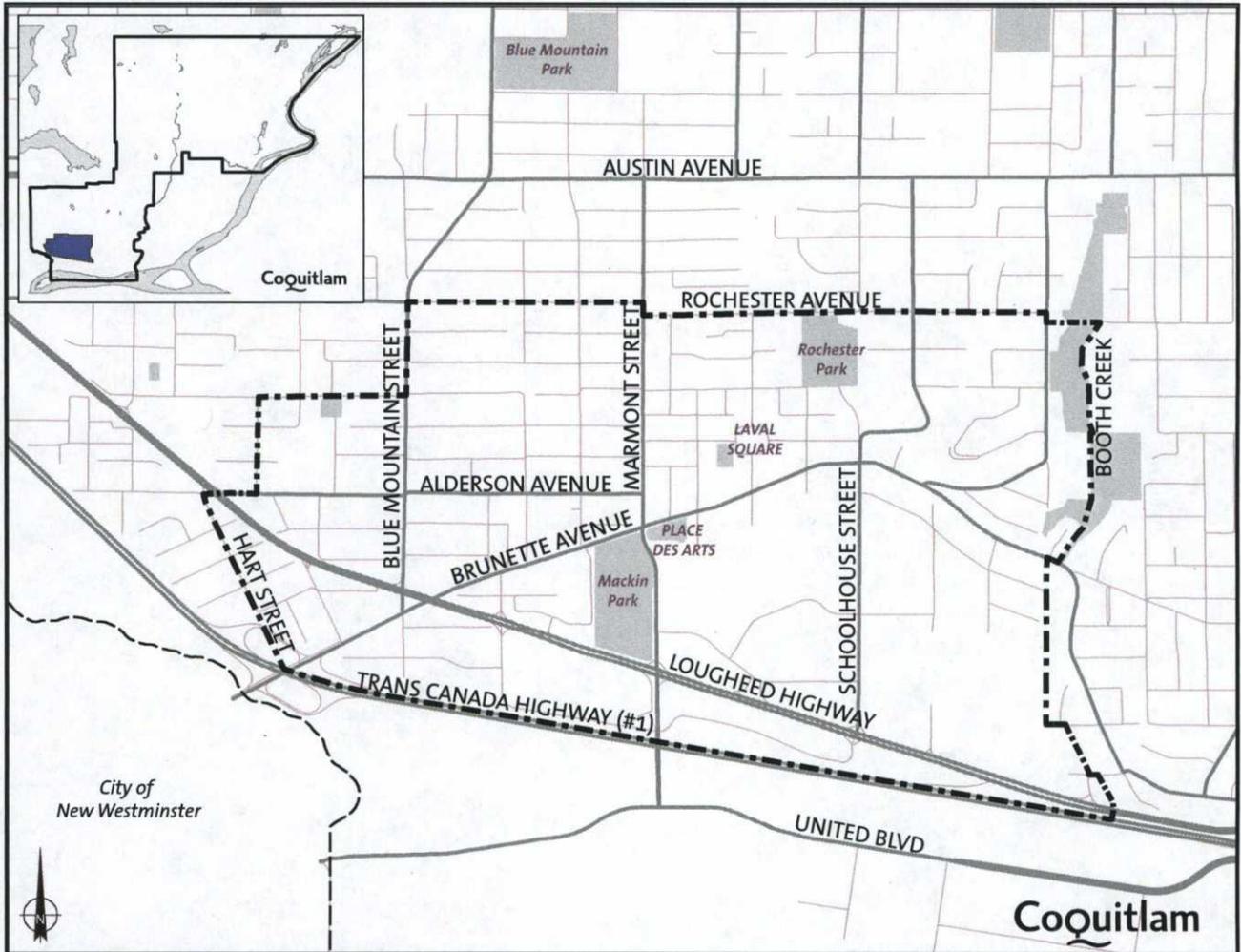


Figure 2: Maillardville Neighbourhood Location

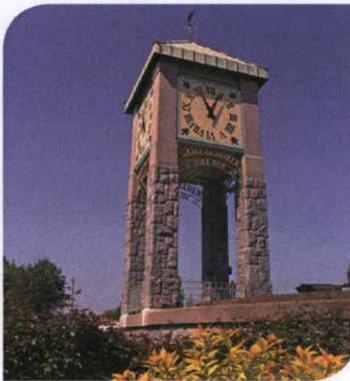
SECTION 1 – INTRODUCTION

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.

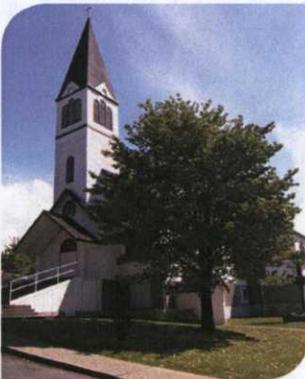
2.2 Guiding Principles

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

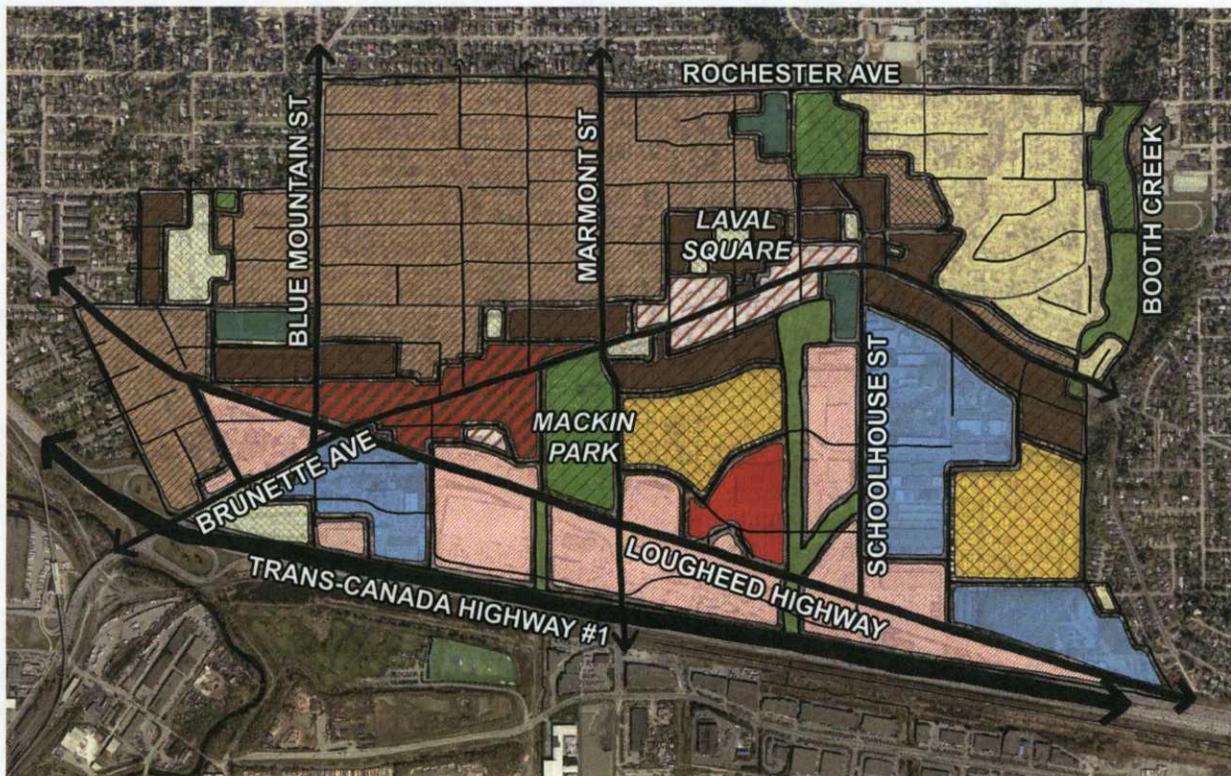
2.3.1 Land Use Concept

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



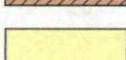
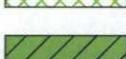
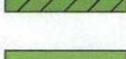
Disclaimer: Refer to Schedule A 'Land Use Designations' for precise land use designation locations

Adopted xxxx, xx, 2013

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.

	General Commercial: accommodates a range of lower-density commercial uses, such as shopping plazas.
	Service Commercial: provides for auto-oriented, large-format commercial uses.
	Maillardville Neighbourhood Centre: accommodates mixed-use commercial and medium and high-density residential development.
	Medium-Density Apartment: provides for apartment and stacked townhome building forms.
	Low Density Apartment: accommodates a multi-family residential use at lower densities.
	Urban Townhousing: accommodates medium density residential development within townhouse forms.
	Townhousing: provides a low-density building form suitable for larger households.
	Neighbourhood Attached Residential: provides for innovative, small scale, 'Housing Choices' dwelling types.
	One-Family Residential: accommodates single-family homes and limited local commercial development.
	Mobile Home Park: accommodates the existing Wildwood and Mill Creek Village mobile home parks.
	School: accommodates existing schools.
	Civic and Major Institutional: provides for certain civic and institutional development sites.
	Parks and Recreation: accommodates lands being used or intended to be used as public parks, oriented to active recreation pursuits.
	Natural Areas: provides for areas, such as watercourses and hazardous and steep-sloped lands, that are to remain in an undeveloped state.
	Industrial: 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 ¹	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 ¹	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 ¹	RT-2 Townhousing Residential C-1 Local Commercial (<i>in accordance with SWCAP Policy CC14</i>)
Urban Townhousing ¹	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 ¹	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 ¹	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

¹Requires 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.



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.

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.



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.

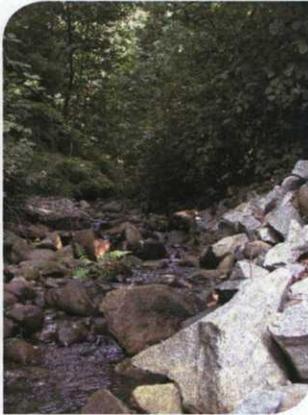


Policies:

- 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.

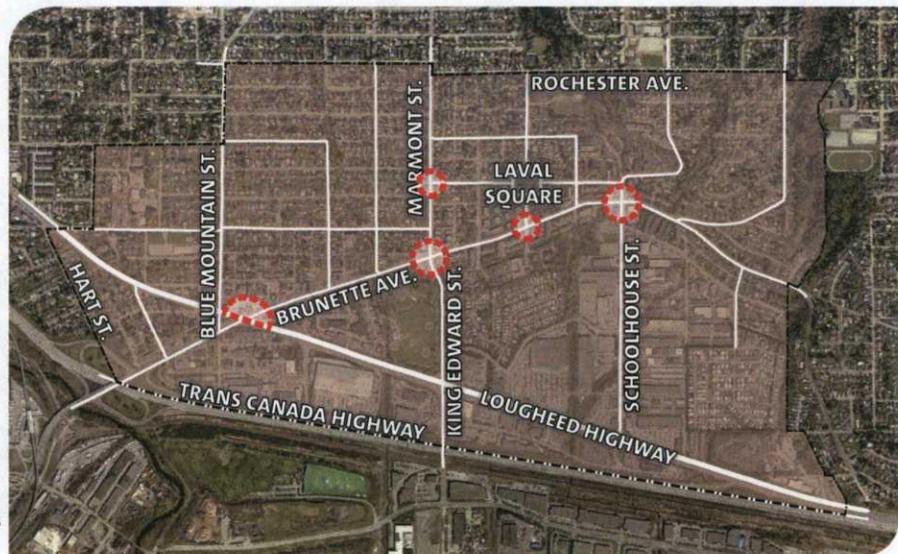


Figure 5: Focal Points

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.

9.1

Maillardville

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.

 Neighbourhood Centre



Figure 6: Maillardville's Neighbourhood Centre

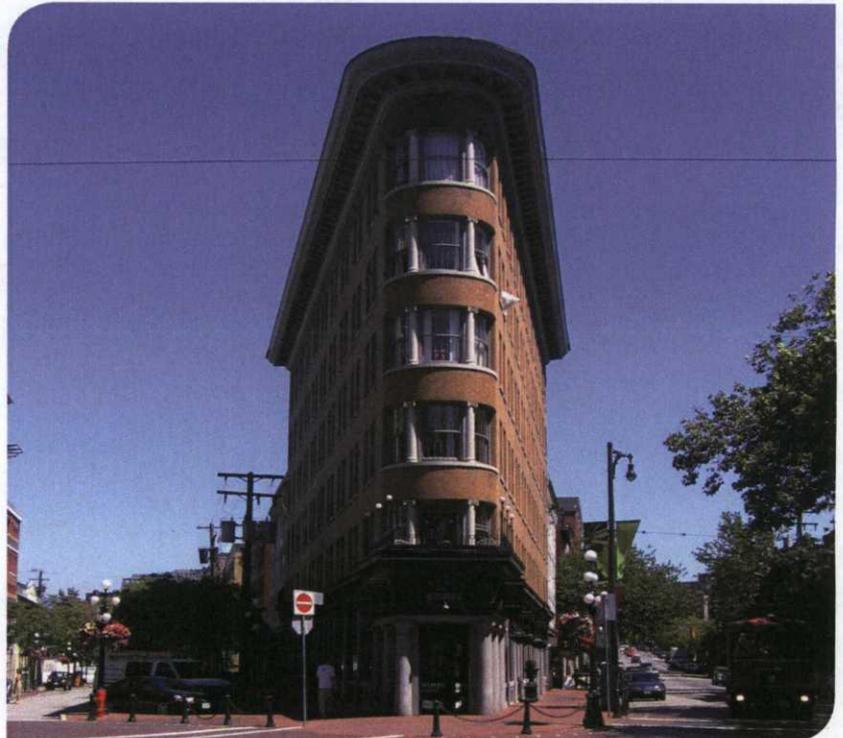
Adopted xxxx, xx, 2013

9.1

Maillardville

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.



Adopted xxxx, xx, 2013



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.

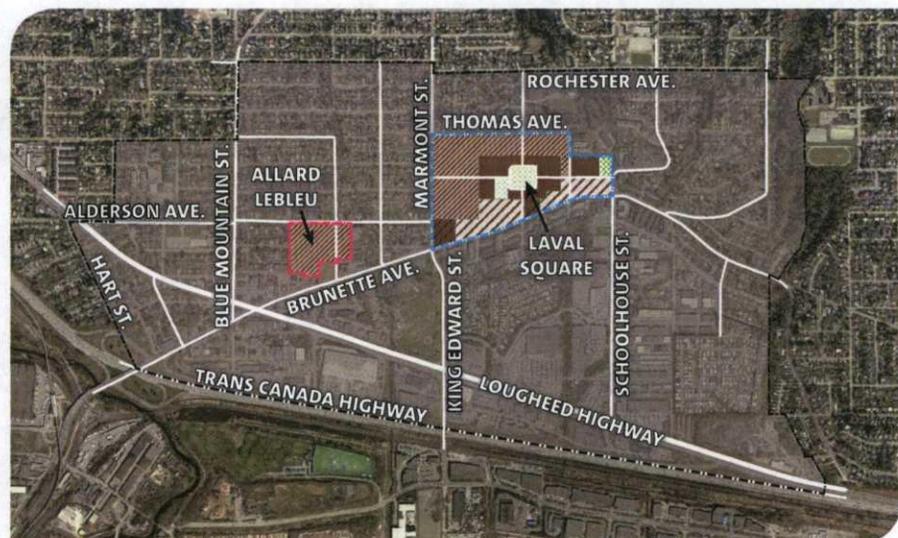


Figure 7: Laval Square and Allard-LeBleu Character Areas

Adopted xxxx, xx, 2013

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.

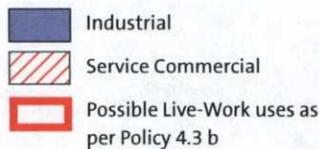


Figure 8: Schoolhouse East Area

Adopted xxxx, xx, 2013



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.

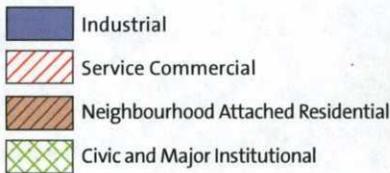


Figure 9: Lougheed Brunette Area



Adopted xxxx, xx, 2013

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 CWOCP. 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 A MAILLARDVILLE NEIGHBOURHOOD PLAN LAND USE DESIGNATIONS

LEGEND

Land Use Designations

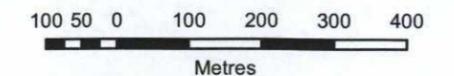
-  Civic and Major Institutional
-  General Commercial
-  Industrial
-  Low Density Apartment Residential
-  Medium Density Apartment Residential
-  Mobile Home Park
-  Natural Areas
-  Neighbourhood Centre
-  One Family Residential
-  Parks and Recreation
-  School
-  Service Commercial
-  Townhousing
-  Neighbourhood Attached Residential
-  Urban Townhousing

Street Network

-  Street Extensions
-  City Arterial
-  City Collector
-  Community Collector
-  Major Road Network
-  Provincial Highway

Environment

-  Streams *
-  Riparian Assessment Area (RAA) *



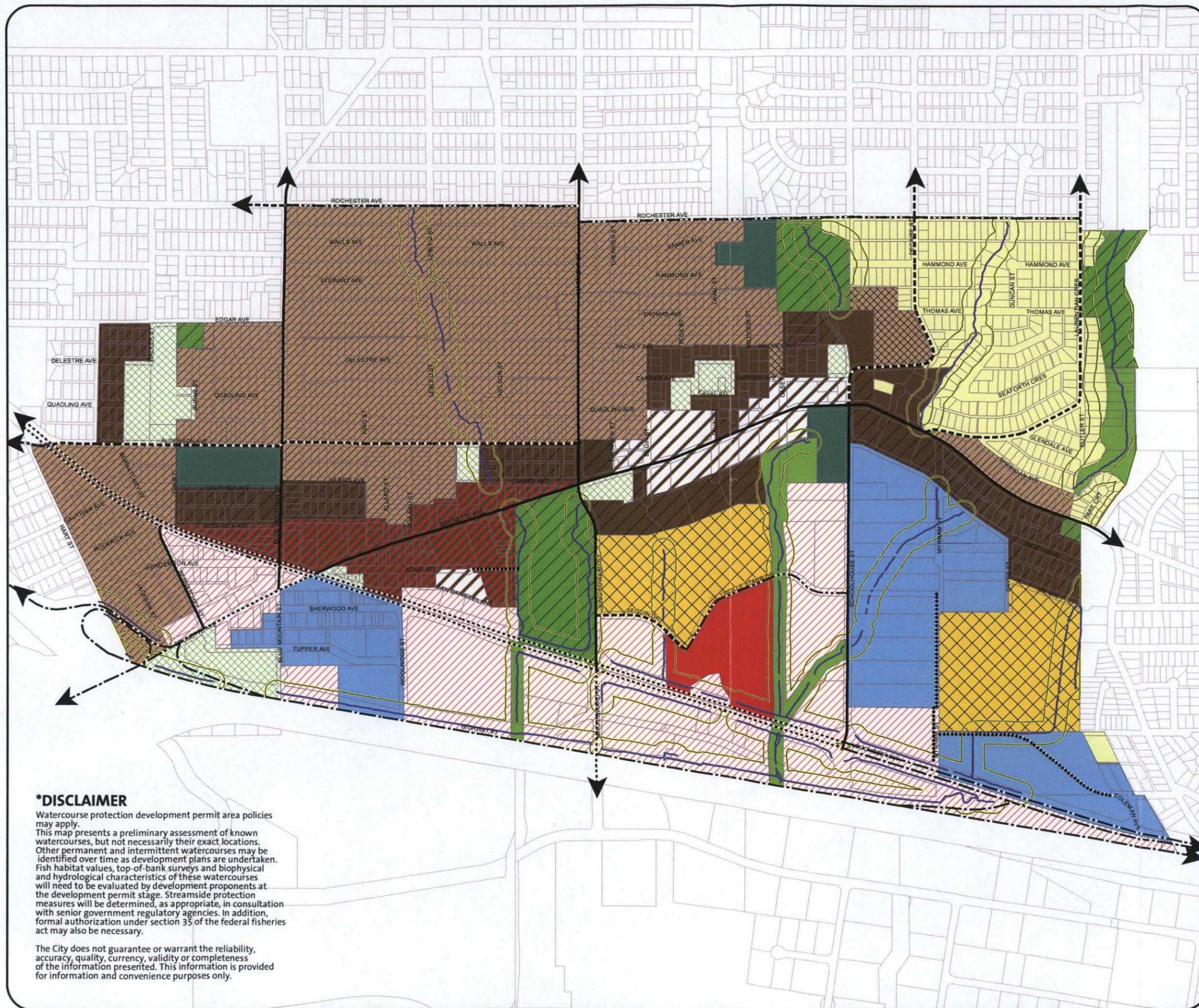
Adopted: N/A
 Last Amended: N/A
 Last Issued: May 29, 2013
 Map Projection: UTM Nad1983
 Prepared By: Planning & Development
 Source: City of Coquitlam



*DISCLAIMER

Watercourse protection development permit area policies may apply. This map presents a preliminary assessment of known watercourses, but not necessarily their exact locations. Other permanent and intermittent watercourses may be identified over time as development plans are undertaken. Fish habitat values, top-of-bank surveys and biophysical and hydrological characteristics of these watercourses will need to be evaluated by development proponents at the development permit stage. Streamside protection measures will be determined, as appropriate, in consultation with senior government regulatory agencies. In addition, formal authorization under section 35 of the federal fisheries act may also be necessary.

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

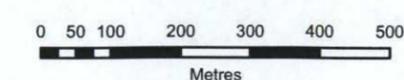
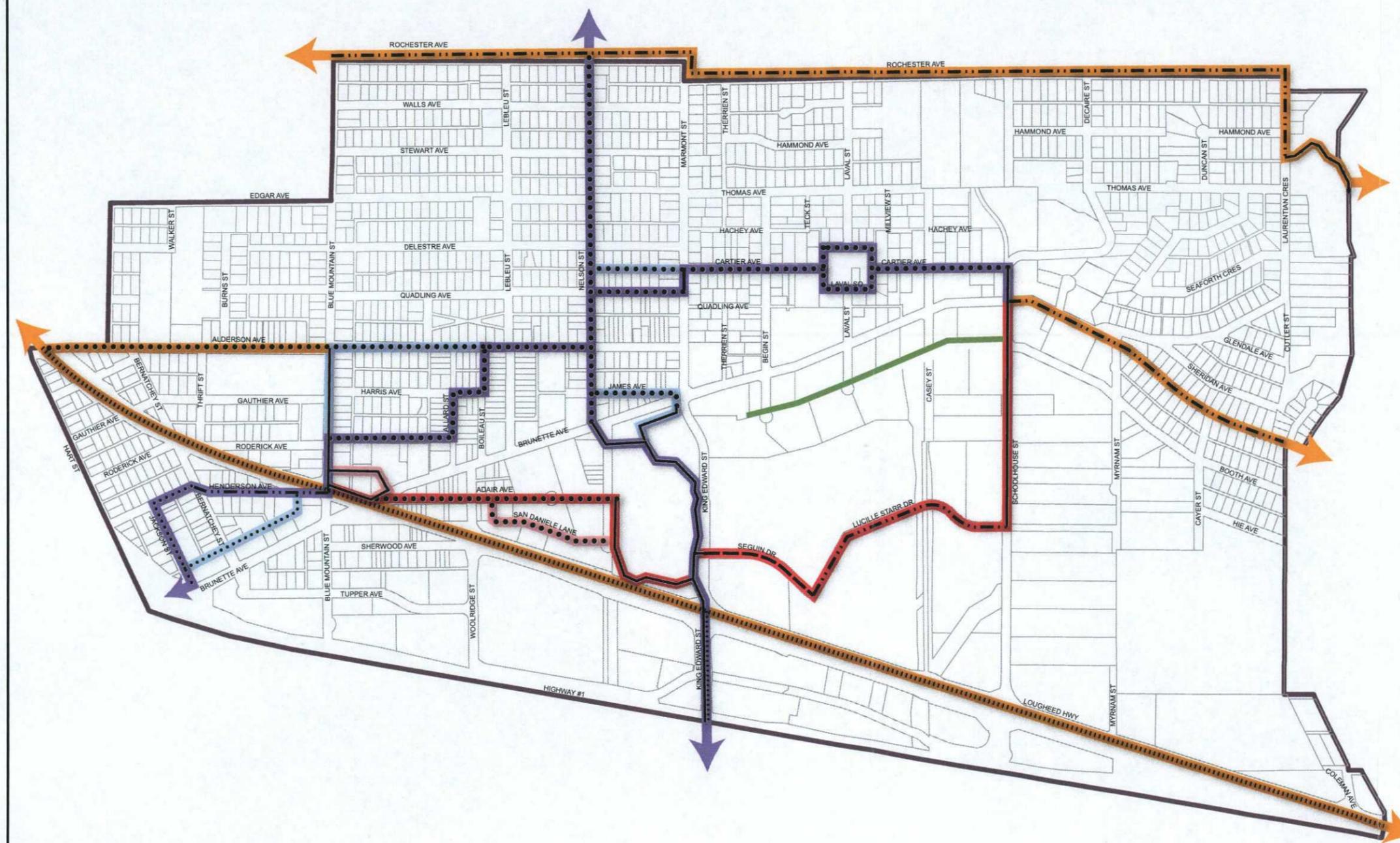


SCHEDULE B

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

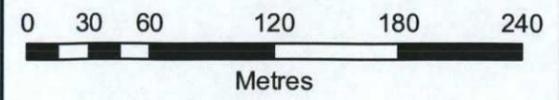
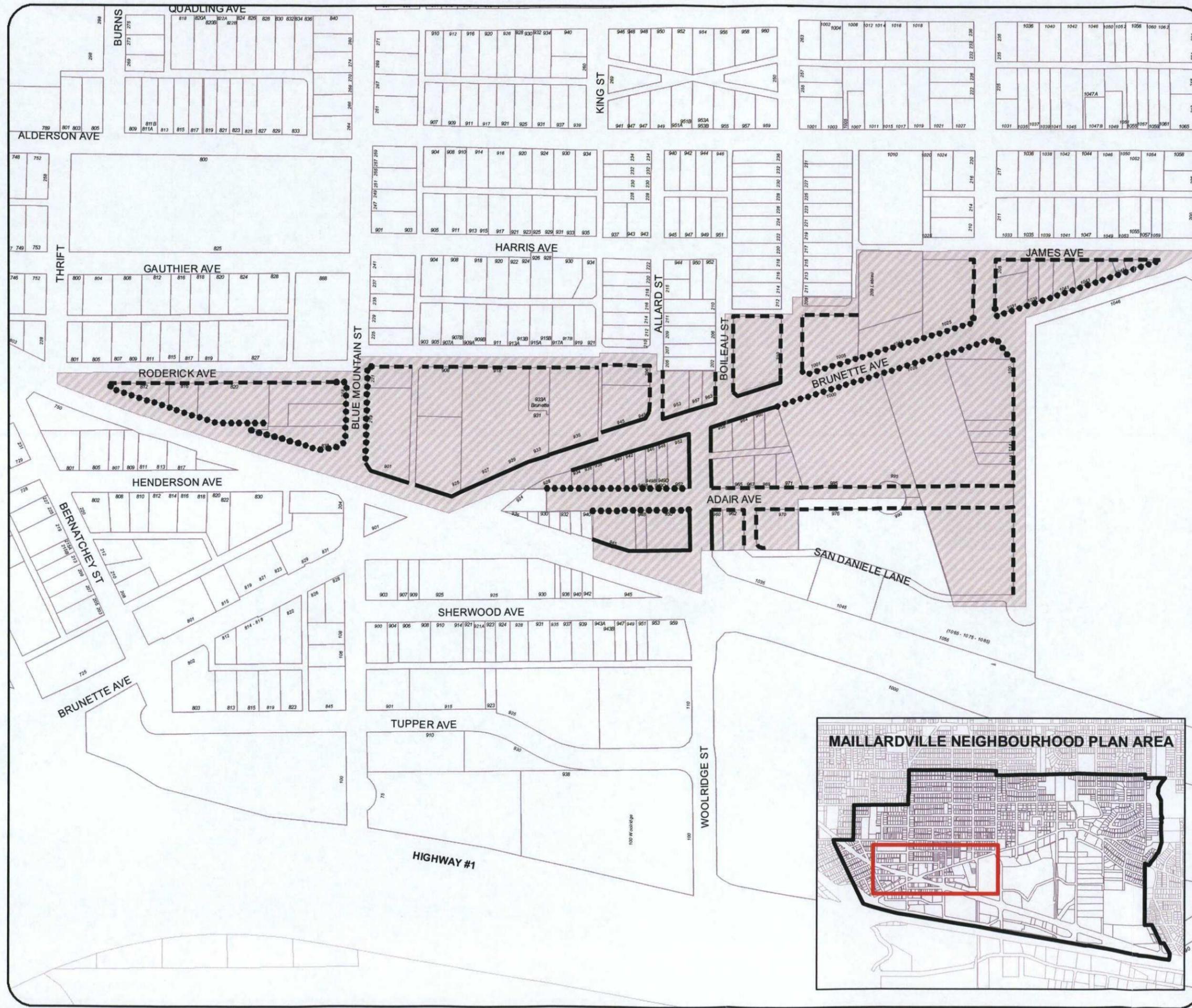


SCHEDULE C MAILLARDVILLE NEIGHBOURHOOD PLAN

NEIGHBOURHOOD CENTRE GROUND FLOOR LEVEL USES ALONG STREET FRONTAGES

LEGEND

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



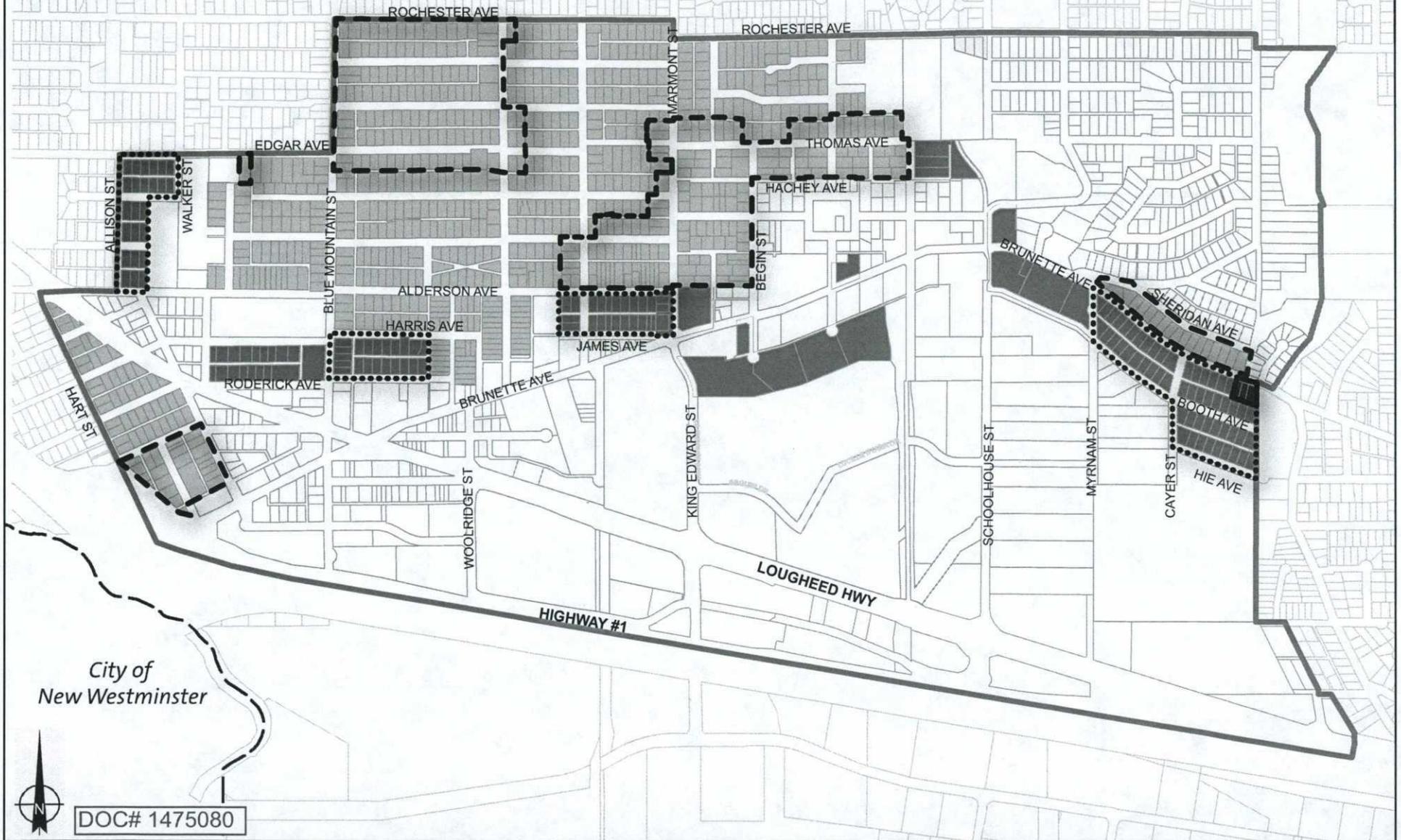
Adopted: N/A
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 Last Issued: February 21, 2013
 Map Projection: UTM Nad1983
 Prepared By: Planning & Development
 Source: City of Coquitlam



LAND USE PLAN UPDATES

LEGEND

- Existing Neighbourhood Attached Residential
- Existing Medium Density Apartment Residential
- Proposed Neighbourhood Attached Residential
- Proposed Medium Density Apartment Residential
- Proposed New Parks and Recreation Designation



Neighbourhood Specific Guidelines

4



The Guidelines in this section apply to all types of development within specific neighbourhoods and their associated development permit areas. These guidelines supplement the **Citywide Guidelines** and **Building Type Guidelines**, where appropriate.

Sections

- 4.1 Maillardville
- 4.2 Waterfront Village
- 4.3 Windsor Gate

4.1 Maillardville

4.1.1 MAILLARDVILLE NEIGHBOURHOOD CENTRE DEVELOPMENT PERMIT AREA

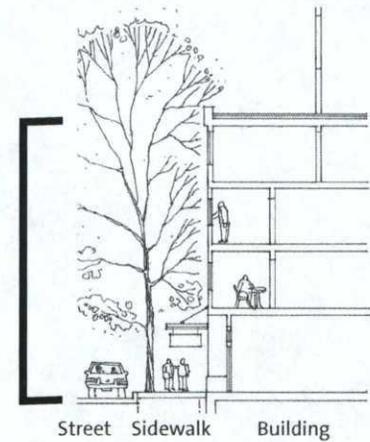
The Neighbourhood Centre Development Permit Guidelines aim to complement and reinforce Maillardville’s existing historical identity. They also strive to ensure that new buildings exhibit a consistent and authentic design character, that collectively create a distinct neighbourhood identity and sense of place in Maillardville’s Neighbourhood Centre.

These guidelines draw on existing, heritage-inspired building designs that acknowledge and celebrate the neighbourhood’s history, and also draw inspiration from the design character of buildings found within historic commercial districts, developed between the late 1800s and early 1900s, in the region. These commercial heritage buildings typically feature ‘base, middle and top’ facade designs, complete with distinct ‘storefronts’ at the building base that feature generous ground floor glazing, and use durable materials such as stone, brick and heavy wood timbers. This hybrid approach responds to the fact that new development within the Neighbourhood Centre has the potential to be of a much higher density and taller than any buildings developed there in the past, and the following guidelines provide the guidance for new building designs that reflect the local context but also help create a unique, new identity for this ‘Main Street’ area.

The primary focus of these guidelines is on the form and character of the streetwall or “podium” portions of buildings (particularly the lower 4 storeys). Portions of buildings above the streetwall or facing the rear lane should apply a complementary design outcome, that may be in a contemporary style.

The guidelines of this section, Section 2.0 Citywide Guidelines and 3.0 Building Type Guidelines, jointly apply to all types of development within the Maillardville Neighbourhood Centre Development Permit Area as shown on Schedule A.

A streetwall is the part of the building the faces the street and generally refers to the consistent ‘wall’ created by several buildings lining up at the back of the sidewalk with no or minimal setback. The streetwall helps to define the street and create an outdoor room.



Streetwall portion of a building

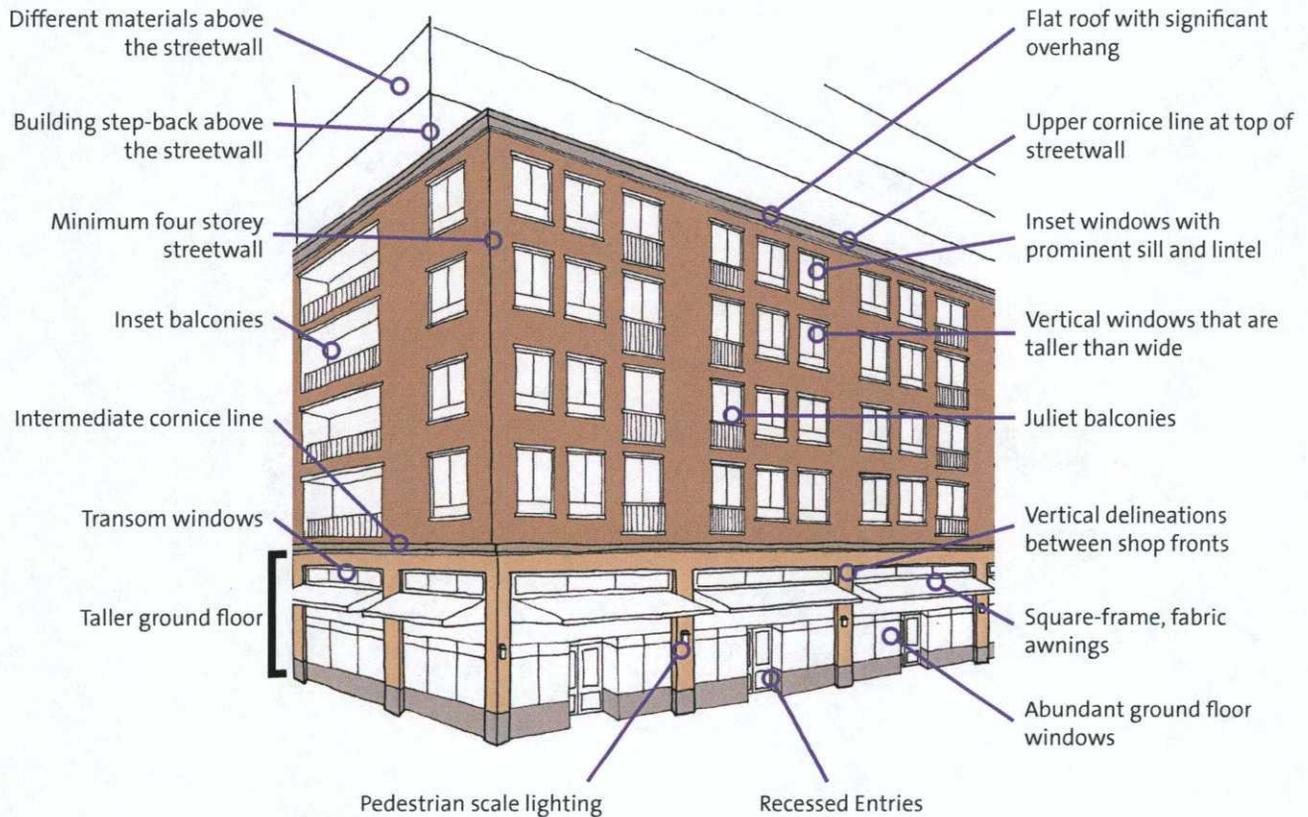


Maillardville Neighbourhood Centre Development Permit Area

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - continued

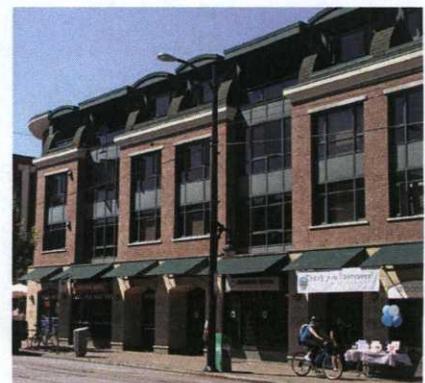
a) Maillardville Development Permit Guidelines At-A-Glance

This illustration provides a demonstration of the potential application of the Maillardville Neighbourhood Centre Development Permit Guidelines. It is not intended to represent a specific architectural style.



b) Building Design

- i. Design street fronting façades with a distinct base, middle and top with unique but complementary design responses for each.



Demonstrates building design with distinct base, middle and top.

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

Building Façade Design – supplemental to Building Type Guideline 3.1.1 a)

- ii. Require the ground floor level of streetwall buildings to incorporate the following for areas designated *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*:
 1. Natural, regular coarse granite, wood and heavy timbers as the primary finishing material. Brick, cementitious boards or panels, and/or traditionally-styled cast stone may be considered as an alternative to wood or as a secondary material. Aluminum, spandrel panels and vinyl should be avoided.
 2. A continuous, intermediate cornice at the uppermost edge of the ground floor level. The height of this cornice should align with the height of the cornices on neighbouring buildings.
 3. Sufficient height to accommodate transom windows, a signband strip and awnings above the entry doors and windows at the ground floor level yet below the intermediate cornice.
 4. Wood as the preferred material for window and door systems. In circumstances where other materials, such as aluminum are used, window and door systems should be anodized in dark colours.

- iii. Ensure storeys above the ground floor level of streetwall buildings include the following for areas designated *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*. These guidelines also apply to the entire façade of all streetwall buildings for areas designated *Residential Street Frontage*:
 1. A greater proportion of solid-wall-to-window-ratio;
 2. Window placements that form a consistent rhythm across the façade. Windows may be grouped to maximize daylight to interior spaces, provided the grouping respects the spacing rhythm;
 3. Windows that have a vertical orientation (more tall than wide), are divided into a minimum of two sections by a mullion and include a distinct sill and lintel;
 4. Windows that are wood-framed or metal (anodized in dark colours);



Demonstrates an intermediate cornice and brick and stone as primary materials



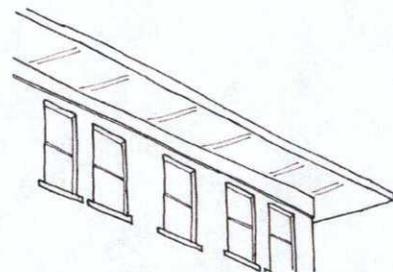
Demonstrates inset windows with dark frames that are oriented vertically grouped into a consistent rhythm

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

5. Windows that are inset from the building face (approximately 0.10 m or more) to provide texture, depth and shadow; and
 6. Wood as the primary finishing material. Cementitious boards or panels, brick, and/or traditionally-styled cast stone may be considered as an alternative to wood or as a secondary material. Aluminum and vinyl should be avoided. Stucco is only appropriate as a secondary material.
- iv. Incorporate transom windows, heavy wood doors and trims, heritage-inspired hardware, and contrasting colours for residential entries.
 - v. Consider building designs that integrate either mansard or flat roof styles at the top of all streetwall buildings.
 - Mansard roof style: incorporate windows or dormers that create useable space immediately behind the windows or dormers. If it is technically impossible to create habitable space, create the appearance of useable space behind the windows. Consideration should be given to material, colour and tone that complements the heritage-inspired style of the building.
 - Flat roof style: incorporate generous overhangs (approximately 1m in depth) or a substantial cornice. Soffits in overhangs should have a solid, high quality finish and the ribbing or seams should occur parallel to the face of the building.
 - vi. The primary building materials for portions of buildings above the streetwall should be distinct from those applied to the façade of the streetwall portion of the building.
 - vii. Incorporate detailing materials such as zinc for flashings and rain water leaders, steel fretwork – simple, wrought iron-like design – for planter boxes on residential windows and mounting hardware for light fixtures and commercial signage, and stone or precast concrete sills and lintels.



Demonstrates a contemporary mansard roof with dormers



Demonstrates a generous overhang with a flat roof style



Demonstrates different materials above the streetwall and metal fretwork for planter boxes.

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - continued

Integrated Balcony Design – supplemental to Building Type Guideline 3.1.1 d)

- viii. Where balconies are included, encourage recessed and ‘Juliette’ balconies along the streetwall for areas designated as *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*. Steel fretwork – simple, wrought iron-like design – should be the primary material for railings. Projecting balconies are discouraged.



Demonstrates inset balconies

Future Flexibility – supplemental to Building Type Guideline 3.1.1 e)

- ix. Incorporate double-height units on the ground floor level with ceiling heights of 4.5m – 5m for areas designated as *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*.



Demonstrates double-height ground floor with transom windows, square-framed, fabric awnings and abundant windows

c) Active Frontages

Transparency – supplemental to Citywide Guideline 2.2.2 a)

- i. Design ground floor commercial frontages that maximize transparent glazing, including recesses for entries. Mirrored and spandrel glazing is discouraged.

Weather Protection Coverage – supplemental to Citywide Guideline 2.2.2 b)

- ii. Provide simple, square-framed, canvas awnings as the primary method of weather protection along ground floor commercial frontage. Retractable awnings are encouraged in areas of outdoor seating.



Demonstrates recessed commercial entrance, transom windows, awning, abundant windows and sign band.

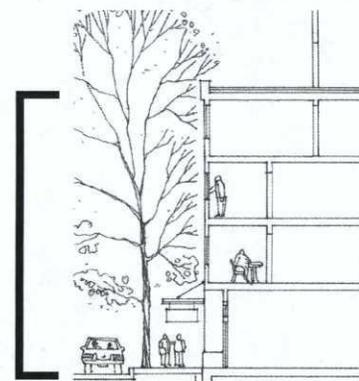
Recessed Commercial Doors – supplemental to Citywide Guideline 2.2.2 d)

- iii. Encourage ground floor commercial frontage that includes recessed entries, to ensure the door swing does not intrude into the sidewalk movement zone, up to 2.0 metres in width. However, large entry courtyards are discouraged.

General Frontages – supplemental to Building Type Guideline 3.1.2 a)

- iv. Provide a consistent streetwall (building façade) for all developments fronting onto areas designated as *Mandatory Commercial Street Frontage*, *Optional Commercial Street Frontage* and *Residential Street Frontage* as defined by the Maillardville Neighbourhood Plan. The minimum streetwall height for specific frontage types is set out in the chart below.

Street Frontage Type	Minimum Streetwall Height
Mandatory Commercial Street Frontage	4 storeys
Optional Commercial Street Frontage	3 storeys
Residential Street Frontage	3 storeys



Street Sidewalk Building
Streetwall portion of a building

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

Commercial Frontage – supplemental to Building Type Guideline 3.1.2 b)

- v. Incorporate a continuous and street oriented at-grade commercial use for all ground level frontages for areas identified as *Mandatory Commercial Street Frontage*.
- vi. Encourage continuous and street oriented commercial and/or employment living uses for all ground level frontages for areas identified as *Optional Commercial Street Frontage*.

Signage – supplemental to Citywide Guideline 2.2.4 a)

- vii. Provide commercial signage that fits with the overall design and materials of the building and that are directly lit (no back lit box signs). Preferred signage typed include:

- Awning signs
- Projecting signs (usually with a horizontal orientation and incorporated under awnings or between the ground floor level cornice and above the transom windows) and
- Fascia or shop-front signband signs (horizontal orientation and incorporated below the ground floor level cornice and above the transom windows)

Residential Frontage – supplemental to Building Type Guideline 3.1.2 c)

- viii. Provide a continuous and ground-oriented residential use in the first floor of all buildings along frontages for areas identified as *Residential Street Frontage*. Breaks in the continuous frontage can be considered for access, where permitted by the City, to concealed vehicle parking or loading areas, lobby/building entrances and amenity spaces, provided they are carefully designed to respect the character of the street.
- ix. Further to guidelines v), vi), and vii), above small entry courtyards are permitted along the north side of Brunette Avenue provided that all enclosed sides of the courtyard provide active frontages of the usage type required for that portion of the street.

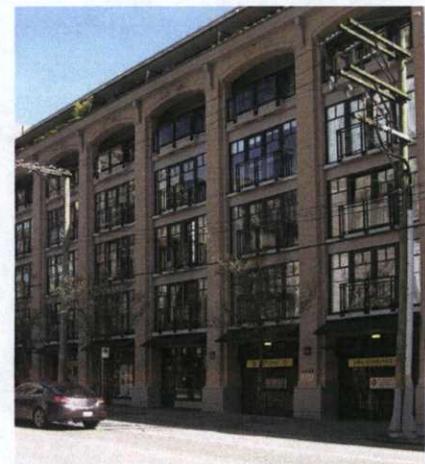
d) Site Design

Small Frontage – supplemental to Building Type Guideline 3.1.3 b)

- i. Include vertical delineations along the building façade that provide for a strong architectural detail, particularly between individual 'storefronts', where feasible.



Demonstrates a strong consistent streetwall across multiple buildings



Demonstrates a building facade broken up with strong vertical delineations

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

Building Façade Length – supplemental to Citywide Guideline 3.1.3 b)

- ii. Consider building design that breaks up the massing of large streetwall buildings into a small-scale vertical pattern that contributes to a ‘fine-grained’ streetscape character for areas designated as *Mandatory Commercial Street Frontage* and *Employment Living Street Frontage*. The pattern or rhythm should reflect typical ‘storefronts’ widths on the ground floor level and in no case should exceed 10 metres.

e) Public Realm

Public Art – supplemental to Citywide Guideline 2.4.1 a)

- i. Use the neighbourhood’s local history, its pioneers, features of the natural environment and its ethnic heritage as sources of inspiration for public art. Public art in Maillardville can be achieved through stand-alone installations or embellishments of elements such as retaining structures, fences, planters, benches and other seating elements, paving inlays, signage, weather protection and lighting.



Demonstrates decorative metal fretwork

Streetscape Guidelines

- ii. Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).

f) Landscape Elements

Fence Design – supplemental to Citywide Guideline 2.5.1 c)

- i. Employ steel fretwork – simple, wrought iron-like design – as the primary material for fences and gates. A semi-gloss black finish is preferred.

High Quality Landscaping – supplemental to Citywide Guideline 2.5.1 d)

- ii. Consider massed plantings of lavender as well as hedges and shrub plantings that can be easily manicured.

Perennial or Seasonal Colour – supplemental to Citywide Guideline 2.5.2 d)

- iii. Provide planters, window boxes and gardening spaces for annual and seasonal plantings. Use steel fretwork – simple, wrought iron-like design – where practical. A semi-gloss black finish is preferred.

Lighting – supplemental to Citywide Guideline 2.5.3 a)

- iv. Incorporate building-mounted pedestrian-scale lights in public and semi-public areas, particularly along active frontages. Use steel fretwork – simple, wrought iron-like design – as the primary material for mounting brackets. A semi-gloss black finish is preferred.



Demonstrates black steel window boxes



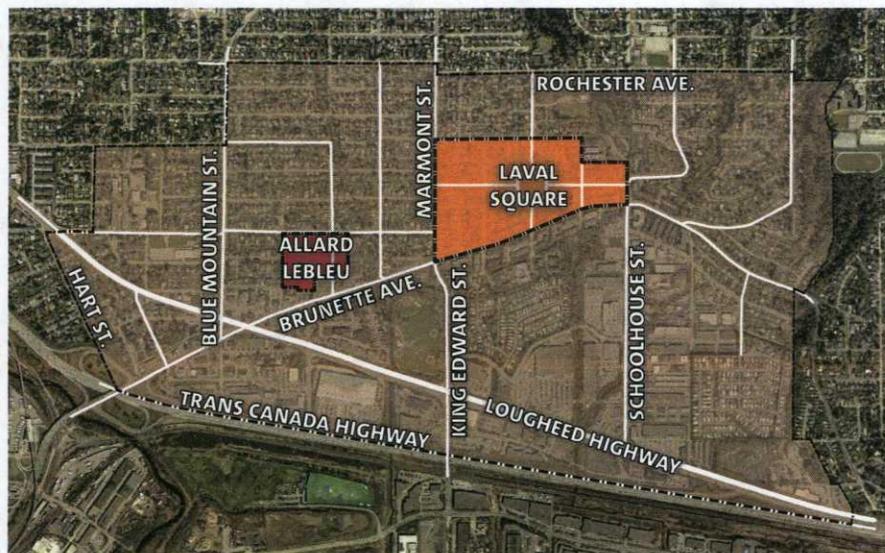
Demonstrates building mounted pedestrian-scaled lighting

4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA

These guidelines aim to ensure a consistent design approach for all future development in Laval Square and Allard-LeBleu that reflects the existing heritage character and the design of the homes built in the early 1900s in these distinct settlement areas. This is primarily represented in the style, materials, structure, detailing, design, and architecture of the homes, some of which were built by French Canadian settlers that worked at Fraser Mills, and used lumber milled at the Mill to construct their homes.

The guidelines in this Section, Section 2.0 Citywide Guidelines and 3.0 Building Type Guidelines, jointly apply to all types of development within Heritage Character Areas - Laval Square and Allard-LeBleu - Development Permit areas as shown on Schedule A.

Design guidelines for rehabilitating heritage buildings are addressed through the use of a Heritage Conservation Plan for individual buildings, as part of a Heritage Revitalization Agreement (HRA) or Heritage Alteration Permit. New development on a lot where heritage buildings are located will also apply the guidelines of this section unless otherwise stipulated in a Heritage Conservation Plan.

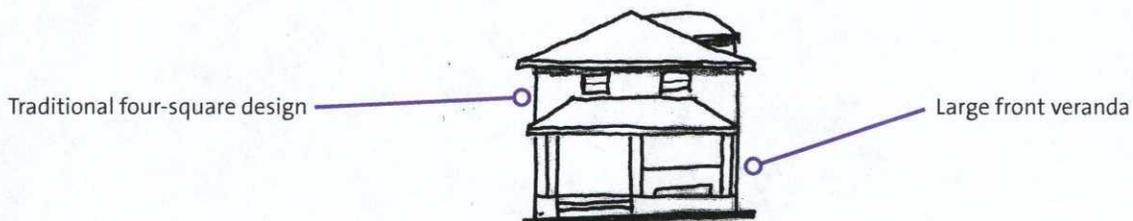
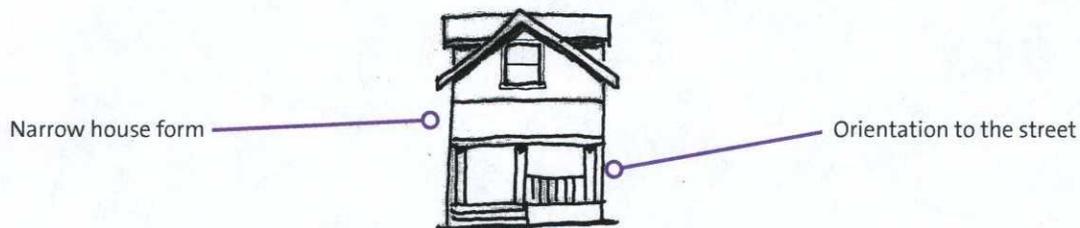
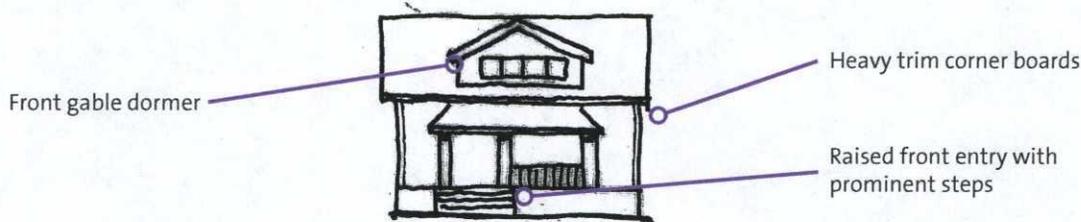


Laval Square and Allard-LeBleu
Development Permit Areas

4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA - CONTINUED

a) Laval Square and Allard-LeBleu Development Permit Guidelines At-A-Glance

These illustrations provide examples of traditional house designs found in Laval Square and Allard-LeBleu and serve as a demonstration of the potential application of the Development Permit Guidelines. These are not intended to represent a specific architectural style.



4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA - CONTINUED

a) Building Design

Massing and Street Rhythm – supplemental to Building Type Guideline 3.2.1 a) & 3.2.2 a) i.

- i. Maintain the scale and rhythm of the existing block and lot patterns. Lot consolidation is discouraged except in those circumstances where the scale and rhythm is reflected in the building form and is continued on the consolidated lands.
- ii. To help maintain the existing residential character of smaller individual buildings, provide for a maximum of four or fewer dwelling units in one building for Low Density Apartment and Urban Townhousing areas.



Demonstrates smaller individual houses stair-stepping with the slope

Orientation to the Street – supplemental to Building Type Guideline 3.2.1 a) v. & c) ii.

- iii. Incorporate a main entrance in new development that is oriented to and visible from the street and incorporate prominent steps leading up to a raised or elevated porch or veranda, while accommodating universal accessibility, along the street fronting façade of buildings.
- iv. Consider, where possible, a shared porch or veranda for new development that has multiple entrances along the street facing façade. When located on a corner site, new development should orient entrances to both streets.



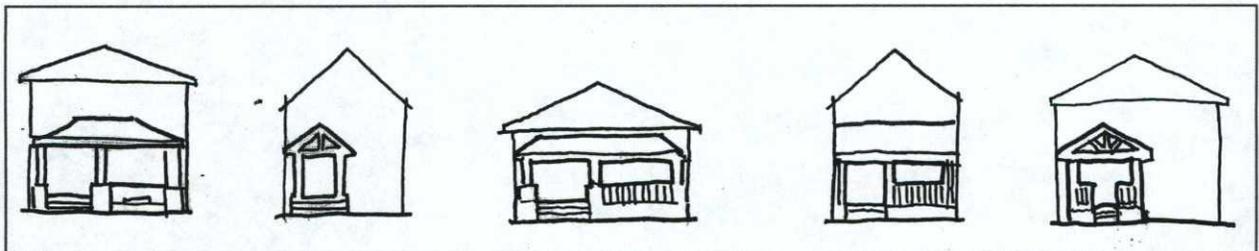
Demonstrates corner lot orientation to the street and a large porch

Street Façades – supplemental to Building Type Guideline 3.2.1 a)

- v. Design new development that provides a greater proportion of solid-wall-to-window ratio on all street facing façades.

Unit Amenity – supplemental to Building Type Guideline 3.2.1 a) & 3.2.2 a)

- vi. Provide each individual dwelling unit with direct access to outdoor yard space, roof terrace or balcony that is screened to provide privacy from neighbours.



Demonstrates different porches and verandas

4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA - CONTINUED

Windows – supplemental to Building Type Guideline 3.2.1 a) xii.

- vii. Consider building design for all street facing façades that provide windows:
1. whose placement forms a consistent rhythm across the façade. Windows may be grouped to maximize daylight to interior spaces, provided the grouping respects the spacing rhythm;
 2. that have a vertical orientation (more tall than wide), are divided into a minimum of two sections by a mullion and include a distinct sill, lintel and heavy trim; and
 3. that are wood-framed or metal anodized in dark colours.

Roof Forms – supplemental to Building Type Guideline 3.2.1 a) xi & 3.2.2 a) iii.

- viii. Incorporate gable (with a 1:1 roof pitch), hipped (with a 6 in 12 roof pitch or steeper) or gambrel roof forms.

Cladding Materials and Detailing – supplemental to Building Type Guideline 3.2.1 a) iii & 3.2.2 a) iv and vi.

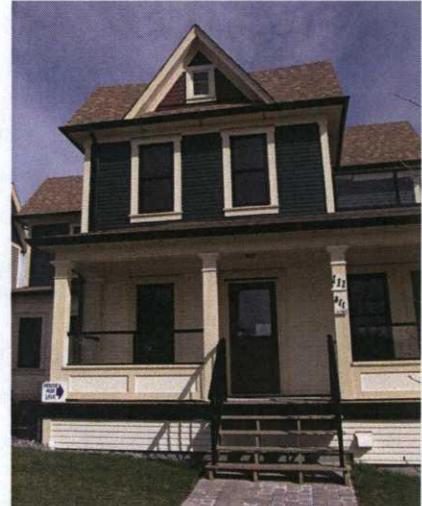
- ix. Incorporate primary building materials for new development that consist of wood siding or cementitious siding or panels, particularly for street-oriented portions of the building. Stucco, brick or stone is only appropriate as a secondary material. Vinyl or metal siding is not appropriate. Consideration should also be given to detailing, such as but not limited to (refer to the Maillardville Heritage Inventory for a diversity of design inspirations):
- heavy trim around doors and cornerboards
 - modestly decorated vergeboards
 - ornamental shingles within gables
 - columns with capitals
 - colours that generally conform to a 'heritage palette', consistent with early neighbourhood history

Landscaping – supplemental to Building Type Guideline 3.2.2 d) ii.

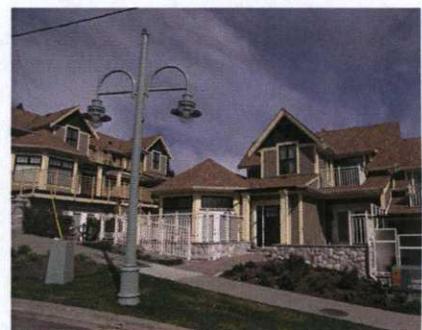
- x. Landscaping should be formal in design, symmetrical in character and include regularly-spaced hedges and shrub plantings that can be easily manicured, as well as groupings of flowers.

Streetscape Guidelines

- xi. Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).



Demonstrates wood-framed windows with dark trim that have a vertical orientation



Demonstrates a steep pitched gable roof and traditional styled wood siding with heavy trim

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA

These guidelines aim to ensure a consistent design approach to all future multi-family development that responds to Maillardville's history. These guidelines encourage development to include 'heritage-influence' design elements, cladding materials, windows treatments and other finishes that are informed by local historic homes, some of which were built by French Canadian Settlers. These guidelines also integrate design treatments that have been applied to multi-family developments constructed in recent decades and account for the different scale and building typology relative to heritage homes in the area..

The guidelines in this section, of Section 2.0 Citywide Guidelines and of 3.0 Building Type Guidelines, jointly apply to all types of multi-family apartment and townhouse development within the entire Maillardville Neighbourhood Plan Area.

Design guidelines for rehabilitating heritage buildings are addressed through a Heritage Conservation Plan for buildings as part of a Heritage Revitalization Agreement (HRA) or Heritage Alteration Permit. New development on a lot where heritage buildings are located will also apply the guidelines of this section unless otherwise stipulated in a Heritage Conservation Plan.

a) Building Design

Building Façade Design – supplemental to Building Type Guideline 3.1.1 a)

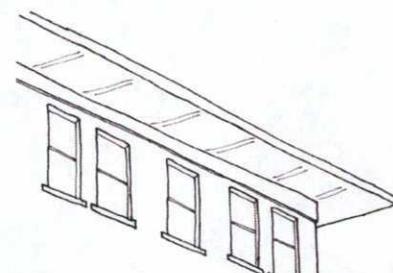
- i. Incorporate transom windows, heavy wood doors and trims, significant hardware, and contrasting colours for residential entries on all street facing façades.
- ii. Consider building design that integrates either mansard or flat roof styles:
 - » Mansard roof style: incorporate windows or dormers that create useable or the appearance of useable space immediately behind the windows or dormers at the level on which they appear. Consideration should be given to material, colour and tone that complements the heritage-inspired style of the building.
 - » Gable roof style: Incorporate a 'stand tall' or steep-pitched rather than 'sheepish' low lying profile.
 - » Flat roof style: incorporate generous overhangs (approximately 1m in depth). Soffits in overhangs should have a solid, high quality finish and the ribbing or seams should occur parallel to the face of the building.



Demonstrates 'heritage-influenced' multi-family buildings



Demonstrates a contemporary mansard roof with dormers



Demonstrates a generous overhang with a flat roof style

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA - CONTINUED

- iii. Incorporate detailing materials such as zinc for flashings and rain water leaders, steel fretwork for planter boxes at residential windows and mounting hardware for light fixtures, and stone or precast concrete sills and lintels.

Windows – supplemental to Building Type Guideline 3.2.1 a) xii.

- iv. Consider building design for all street facing façades that provide windows:
 1. whose placement forms a consistent rhythm across the façade. Windows may be grouped to maximize daylight to interior spaces, provided the grouping respects the spacing rhythm;
 2. that have a vertical orientation (more tall than wide), are divided into a minimum of two sections by a mullion and include a distinct sill and lintel; and
 3. that are inset from the building face to provide texture, depth and shadow.



Demonstrates inset windows with a vertical orientation and a consistent rhythm



Demonstrates a consistent rhythm across the facade and vertical orientation of the windows

Cladding Materials and Detailing – supplemental to Building Type Guideline 3.2.1 a) iii & 3.2.2 a) iv and vi.

- v. Incorporate primary building materials for new development that consist of wood siding or cementitious siding or panels. Stucco, brick or regular coursed stone is only appropriate as a secondary material. Vinyl or metal siding is discouraged.

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA - CONTINUED

b) Landscape Elements

Fence Design – supplemental to Citywide Guideline 2.5.1 c)

- vi. Employ steel fretwork – simple, wrought iron-like design – as the primary material for fences and gates. A semi-gloss black finish is preferred.

High Quality Landscaping – supplemental to Citywide Guideline 2.5.1 d)

- vii. Consider massed plantings of lavender as well as hedges and shrub plantings that can be easily manicured.

Perennial or Seasonal Colour – supplemental to Citywide Guideline 2.5.2 d)

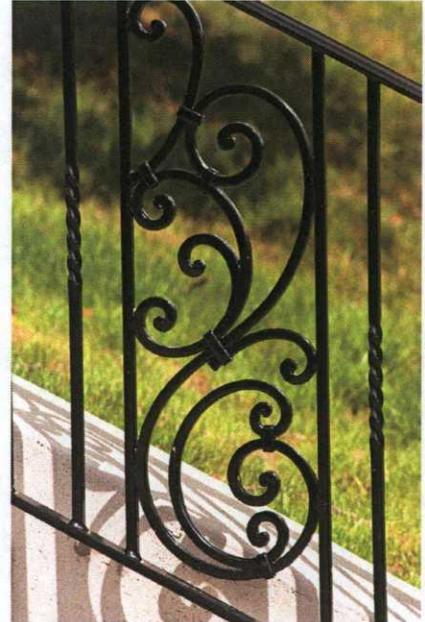
- viii. Provide planters, window boxes and gardening spaces for annual and seasonal plantings. Use steel fretwork – simple, wrought iron-like design – where practical.

Lighting – supplemental to Citywide Guideline 2.5.3 a)

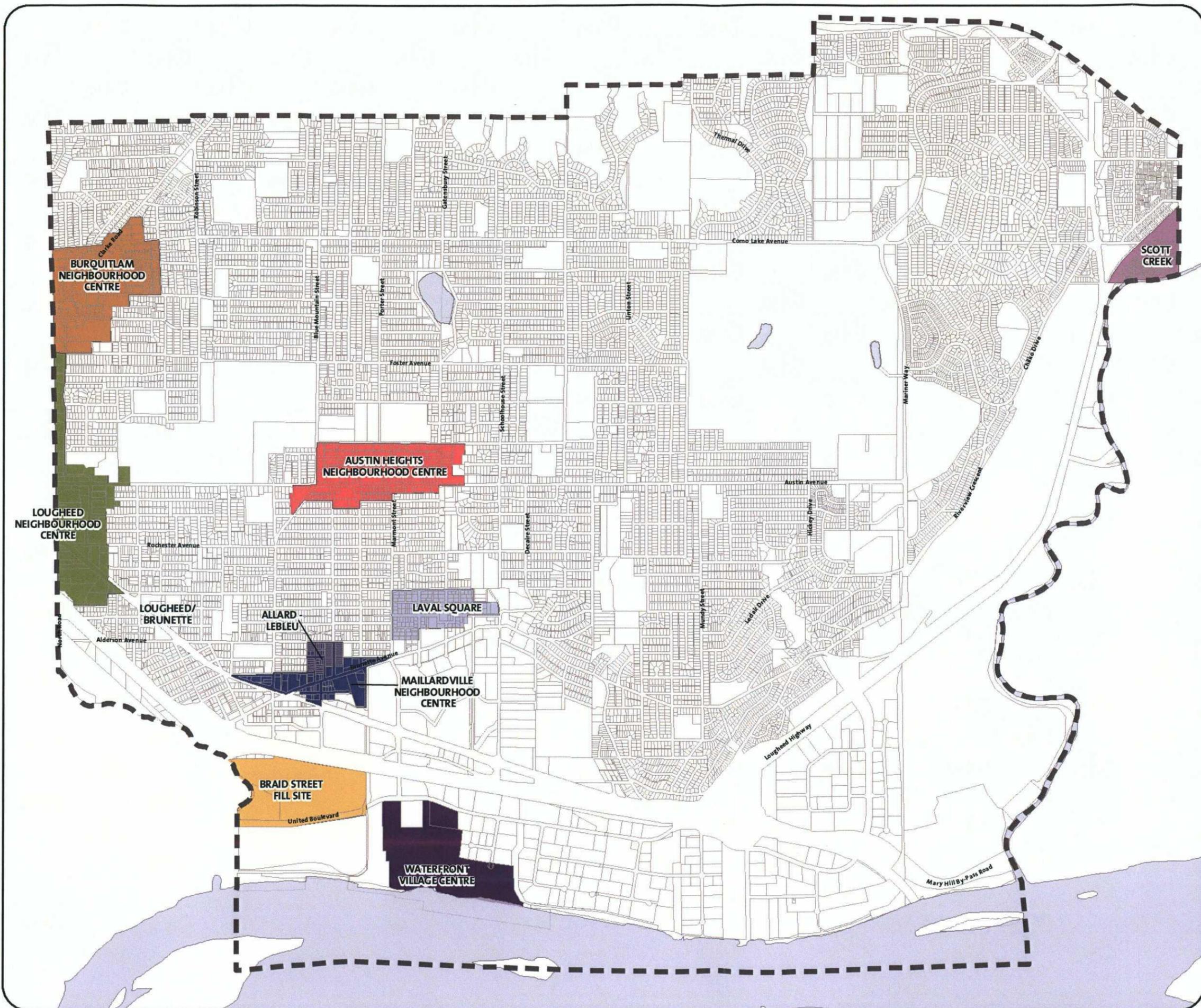
- ix. Incorporate building-mounted pedestrian-scale lights in public and semi-public areas, particularly along active frontages. Use steel fretwork – simple, wrought iron-like design – as the primary material for mounting brackets.

Streetscape Guidelines

- x. Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).



SCHEDULE A DEVELOPMENT PERMIT AREAS - SOUTHWEST COQUITLAM



- Legend**
- ALLARD - LEBLEU
 - AUSTIN HEIGHTS NEIGHBOURHOOD CENTRE
 - BRAID STREET FILL SITE
 - BURQUITLAM NEIGHBOURHOOD CENTRE
 - LOUGHEED NEIGHBOURHOOD CENTRE
 - LAVAL SQUARE
 - MAILLARDVILLE NEIGHBOURHOOD CENTRE
 - SCOTT CREEK
 - WATERFRONT VILLAGE CENTRE



SCALE: 1:25000

Adopted:
Last Amended:
Last Issued: February 27, 2013

Map Projection: UTM Nad1983 10N
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer

