City of Coquitlam

Citywide Official Community Plan, Part 4

Urban Design + Development Permit Areas

Managing & Shaping the Built Environment

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Coquitlam

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1 Introduction

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1.1 Urban Design

The City welcomes innovative design for high-quality urban environments that are walkable, prosperous, safe and environmentally sustainable.

Urban design refers to the design of buildings and the relationships between buildings as well as the spaces between them (the public realm), with the aim of creating livable, attractive and human-scaled streets and neighbourhoods.

In growing communities, urban design plays an important role in ensuring new development is walkable, transit supportive, fits appropriately into existing neighbourhoods, and enhances neighbourhood character.

Public Realm refers to all parts of the city which are publicly accessible. It includes all streets, walkways, squares, parks and open spaces as well as semi-public spaces.

1.1.1 CITYWIDE DESIGN VISION

Coquitlam is envisioned as a series of compact, complete communities in concert with nature. All new development should reinforce this vision.

A street level focus is important to help create a lively, people-centered environment. Wide sidewalks, street trees, and shops opening onto the street will be designed to help foster a better environment for businesses and the public. Abundant connections allow for easy pedestrian movement.

Buildings will be designed to provide a sense of street enclosure and create a degree of comfort that is common to great urban experiences around the globe, while minimizing environmental impacts. Our vibrant urban villages will form the centres of public life while residential streets will be livable for people at all stages of their lives. To foster a people-focused environment, parking will be designed to integrate and respect all other aspects of the public realm.

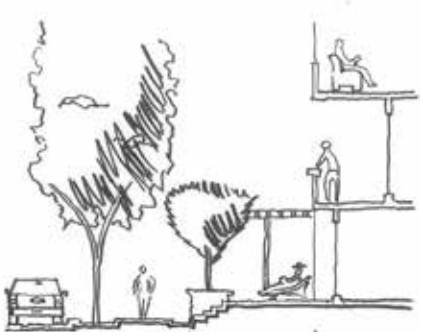
Public plazas accommodate outdoor cafés, restaurants, festivals, and public markets. High-quality landscaping and street furniture will improve our quality of life.

1.1.2 CITYWIDE DESIGN PRINCIPLES

Urban design influences our quality-of-life. Coquitlam's urban design principles are key to making places that thrive both socially and economically, are desirable to live in and attractive to visit. A well designed building is one with a fine-grain that directly fronts onto a street and has active uses at ground level where the building meets the sidewalk.

a. People-friendly Buildings & Streets

People-friendly buildings and streets are designed to be safe, comfortable and attractive to walkers. Buildings will front onto streets with active ground floors. Buildings and blocks will be permeable to allow people to easily move around and through the City and parking will be hidden. In public places, the design should provide ample sunlight, gathering spaces and seating opportunities.

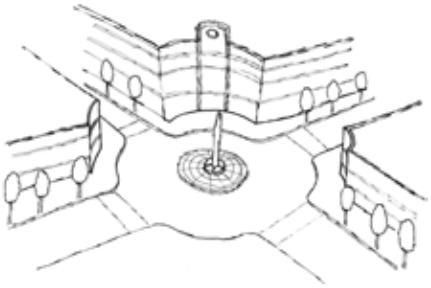


b. Good Neighbour

All development should be designed in a manner that is neighbourly and is in harmony with the scale and character of its surroundings while minimizing adverse impacts on adjacent properties. Development often occurs incrementally and therefore the design must carefully consider future relationships with surrounding properties and the public realm.

c. Place Making

Each neighbourhood will have a unique sense of place and identity based on its physical setting, landmarks, and cultural history. Architectural excellence and distinction are encouraged. Buildings that fit appropriately into their surroundings, are aesthetically attractive and are functional for their intended use demonstrate design excellence. Public art should be employed to enhance local areas, and act as gateways into specific neighborhoods.



d. Safety and Accessibility

Quality building design and site planning can play a role in reducing opportunities for crime and the perception or fear of crime. All areas of the City shall be accessible for all types of people at all stages of their life.

e. Sustainable Development

All development should demonstrate a comprehensive approach to sustainability that is reflected in the design and operation of the building. This includes the need to protect, restore and manage ecosystems, to conserve energy and resources, and reduce waste. New developments should create opportunities to ensure long-term prosperity while helping to satisfy the needs of the present and future generations.

1.2 Development Permit Areas

All Development Permit Areas have a consolidated set of guidelines in common in order to achieve the City's design objectives.

1.2.1 DEVELOPMENT PERMIT GUIDELINE STRUCTURE

The Development Permit Guidelines are divided into several sections:

- **2.0 Citywide Guidelines** that apply to all types of development in all Development Permit Areas, unless otherwise noted.
- **3.0 Building Type Guidelines** that apply in addition to the Citywide Guidelines and address certain types of issues specific to different building types in all development permit areas.
- **4.0 Neighbourhood Specific Guidelines** that apply to all development within a specific Development Permit Area and supplement the Citywide and Building Type guidelines.
- **5.0 Environmental Guidelines** that apply for the protection of the natural environment or the protection of development from hazardous conditions.

Should a conflict exist between a citywide guideline or a building type guideline and a neighbourhood specific guideline, the neighbourhood

specific guideline shall take precedent.

1.2.2 STATUTORY CONTEXT

Subject to the provisions of the *Local Government Act,* as amended from time to time, new development, as described and defined in the City's *Zoning Bylaw*, within the Development Permit Areas identified in Section 1.2.3 will be subject to issuance of a Development Permit.

These Development Permit Areas and associated guidelines prescribe the general criteria for new development and form the basis for the review and approval of a development permit. The City may require modification to a Development Permit application for failure to meet the standards of these guidelines. All Development Permit Areas (DPA's) are designed to control development for one or more of the following purposes:

- Protection of the Natural Environment , its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Protection of farming;
- Revitalization of an area in which a commercial use is permitted;
- Establishment of objectives for the form and character of intensive residential development;
- Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- Establishment of objectives to promote energy conservation;
- Establishment of objectives to promote water conservation;
- Establishment of objectives to promote the reduction of greenhouse gas emissions.

A Development Permit may vary or supplement the regulations of City bylaws such as the *Zoning Bylaw, Subdivision and Development Servicing Bylaw,* and/or *Sign Bylaw.* However, a Development Permit may not vary the permitted use or density of any parcel of land; except in the case of land for the protection of development from hazardous conditions as it relates to health, safety, or protection of property from damage.

Where a parcel is designated as more than one type of development permit area, a single development permit may be issued, provided that the guidelines for all applicable development permit areas are addressed in the development permit.

For specific procedures relating to the issuance of Development Permits refer to the City's *Development Procedures Bylaw*.

1.2.3 AREA OF APPLICATION

Development Permit Areas have been established as follows:

a. Development Permit Areas are applied **Citywide** (unless otherwise noted) and subject to **Citywide Guidelines** and **Building Type Guidelines** (in Sections 2.0 and 3.0).

b. The following Development Permit Areas identified on Schedule A have **Neighbourhood Specific Guidelines** (in Section 4.0) that apply:
   - Maillardville Neighbourhood Centre;
   - Laval Square;
   - Allard-Lebleu;
   - Maillardville Multi-Family Residential;
   - Waterfront Village;
   - Windsor Gate; and
   - Partington Creek Neighbourhood Centre.

c. The following Development Permit Areas have **Environmental Guidelines** (in Section 5.0) that apply:

   i. The geographic Development Permit Areas identified on Schedule B:
   - Braid Street Fill Site;
   - Scott Creek;
   - Unstable Slopes; and
   - All lands directly adjacent to and within 200 metres of the Interface Wildfire Risk Management Boundary.

   ii. The "Watercourse Protection" Development Permit Areas which apply to:
   - All lands within 50 metres of the top of bank of a watercourse in the Northeast Coquitlam Area Plan; and
   - All lands within 30 metres of the top of bank of a watercourse in the City Centre Area Plan, as well as Austin Heights, Maillardville and Burquitlam-Lougheed Neighbourhood Plan areas.

1.2.4 DEVELOPMENT PERMIT GUIDELINE CATEGORIES

The Development Permit Guidelines in the following sections are organized under the categories listed below. Each category has key objectives; the Development Permit Areas and associated guidelines support the achievement of these objectives.

Categories and Objectives

a) **Building Design:** Ensure building design establishes strong street definition, considers privacy for residents and effectively transitions building forms while promoting design excellence.

b) **Active Frontages:** Ensure all new development fosters an active and people-focused public realm.

c) **Site Design:** Improve site walkability while taking advantage of natural assets and topography and reducing the impact on adjacent lands.

d) **Public Realm:** Encourage a balance between visual interest and design consistency while enhancing delight in the pedestrian environment.

e) **Landscape Elements:** Promote landscaping that complements the public realm and provides opportunities to connect with nature.

f) **Environmental Sustainability:** Encourage design that works to reduce greenhouse gas emissions and improve energy efficiency and conservation while minimizing disturbances to the natural ecology and supporting the ability of natural systems to function.

g) **Parking, Loading and Servicing:** Ensure parking, loading, vehicle access and utility infrastructure do not detract from the public realm.

Citywide Guidelines, All Developments

2

The Guidelines in this section apply citywide to all types of development in all Development Permit Areas.

Refer to Sections 3.0 and 4.0 for specific **Building Type Guidelines** and **Neighbourhood Specific Guidelines**, where appropriate.

2.1 Building Design

2.1.1 GENERAL DESIGN

a) Avoid Blank Walls

i. All sides of a building that are accessible to the public, residents or users of the building should receive comparable detailing and attention as other façades of the project. The creation of 'blank' walls should be avoided.

ii. Where a blank wall is unavoidable, use the wall as an amenity by providing a feature of visual interest such as a space for public art, climbing vegetation, wall articulation, architectural features or adding outdoor furniture as part of, or against, the wall.

2.1.1 a Avoid blank walls

b) Building Materials

i. Buildings should be designed with materials and detailing that is appropriate for the wet, west coast climate of Coquitlam and are durable and of high quality. A consistent and harmonious palette of materials and colours should be used for each development, with the following considerations:

- Appropriate cladding materials include: brick, stone, architecturally-treated concrete, glass, and metal.
- Low-rise buildings may also consider the use of wood, stucco, cementitious-fiber panels, or high-quality siding.
- Where wood, stucco or concrete be used, it is to be treated to prevent staining, discoloration and the proliferation of moss.

2.1.1 b Building materials

c) Building Façade Length

- Buildings beyond the length limit in the *Zoning Bylaw,* where applicable, should provide for a substantial break or wall articulation of at least 3.0 m deep by 6.0 m wide.

d) Usable Side Yards

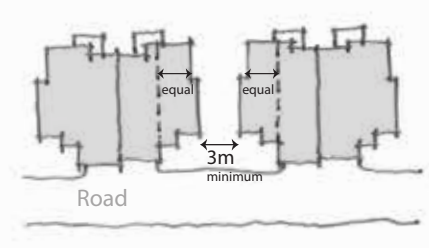
- Development shall design side yards for usable open space.

e) Single Storey Looks like Two

- Single storey, commercial buildings should have the appearance of two storeys.

f) Building Spacing

- Buildings within the same development site should be sited a minimum of 3.0 m apart.



2.1.1 f Distance between buildings

g) Live-Work/Work- Live Conversions

- Live-work units should be designed to work as a residential form, while having the flexibility to be adapted to pedestrian oriented commercial space.

h) Green Roofs

- Consider incorporating landscaped roofs, including intensive green roof systems to accommodate outdoor amenities such as sitting areas, gardening and play spaces.

2.1.1 h Green roofs and use of rooftops

i) Enclosed Balconies

i. Enclosed balconies should be designed to maintain the impression of an outdoor space and mitigate the massing and potential energy impacts of the development. Designs of enclosed balconies should generally:

a) maintain access to views and natural light to the internal rooms of the attached dwelling unit, or any neighbouring dwelling units and their balconies;

b) be partially or fully recessed within a principal building, extending no more than 2.0 metres beyond the wall of any principal building;

c) be located away from the corners of a building, so as to avoid enclosed wraparound balconies;

d) be architecturally integrated in the building's overall design, with careful attention given to their perceived impacts on bulk and massing;

e) clearly appear and function as a space separate from the interior space;

f) be compatible with the materials and colours palette of nearby exterior walls and balconies;

g) maximize transparent area, including openable areas, to permit natural light and ventilation;

h) be limited to transparent glazing (no reflective or tinted glazing);

i) utilize exterior finish materials within the enclosed balcony, inclusive of drainage;

j) minimize the sill between the enclosed balcony and the interior portion of the dwelling unit for universal accessibility; and

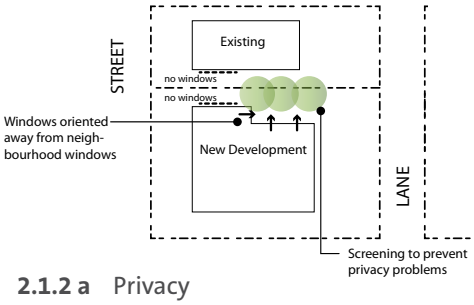
k) be limited to one balcony enclosure per dwelling unit.

ii. For new construction, any proposal for an enclosed balcony should take into account that any openings (doors or windows) between the building interior and the enclosed balcony may be left open, and that the building energy model should propose a strategy to compensate for this.

2.1.2 VIEWS, LIGHT AND NOISE

a) Privacy

- Reduce visual intrusion to residential units in the design, including consideration of unit orientation, window placement, screening, and landscaping. Use screening materials that allow views and sunlight to penetrate, especially when close to the sidewalk.



2.1.2 a Privacy

b) Minimize Noise Impacts

i. Development fronting the SkyTrain guideway, Canadian Pacific Railway tracks, and/or any Provincial Highway, should follow best practice guidelines and incorporate measures to mitigate noise impacts, including:

- **Sensitive site and building design:** placing noise sensitive rooms away from noise sources; locating hallways, stairwells and utility areas closer to noise sources; and using single-loaded building design;
- **Improving building construction:** triple-glazed windows; additional wall insulation; locating vents and ducts away from noise sources; alternative ventilation systems; sound dampening or absorbing walls and cladding materials; and concrete construction; and
- **Noise buffers:** solid glazed balconies; fences; sound absorptive landscaping; and water features.

2.1.2 b Building near SkyTrain

c) Roof Treatments

i. Design roof tops to hide mechanical elements and other roof-top service elements in a manner that addresses noise and visual impacts.

ii. Consider roof top design that incorporates visual interest such as landscaping, vegetation, active areas and uses, as well as attention to stormwater management.

2.1.2 c Building tops considered

2.2 Active Frontages

2.2.1 GENERAL FRONTAGES

a) Promote Pedestrian Orientation

- The form and siting of all new development should be pedestrian oriented and face a public street, lane or walkway with minimal setback from the right-of-way.

b) Weather Protection Coverage

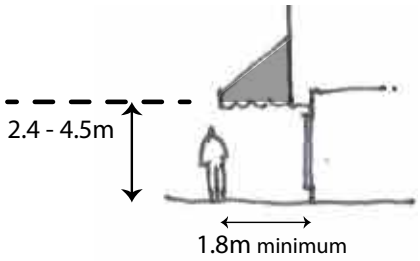
i. Continuous weather protection (awnings/canopies) shall be provided on all buildings:

- along ***Mandatory Commercial Street Frontage, Optional Commercial Street Frontage, Secondary Active Street Frontage***, and ***Character Streets***; and
- facing Primary and Major nodes, plazas, squares and parkettes.

Continuous weather protection is encouraged for all other buildings, including internal walkways.

2.2.1 b Protection from the elements

ii. Weather protection shall be a minimum of 1.8 metres wide and between 2.4 - 4.5 metres high, noting that higher weather protection needs to be wider in order to provide adequate protection at ground level.



2.2.1 b Continuous weather protection

iii. The weather protection shall be continuous, without breaks or gaps, along the entire length of the building façade. The design and location of weather protection should be coordinated with architectural elements of the building.

c) Corner Development

- When located on a corner site, new development should orient frontages towards both streets (or pedestrian walkways), with active ground-floor uses. Design and finishing of entrances should respond to the visual prominence of intersections, and entrance orientation should be a mix towards both streets/walkways.

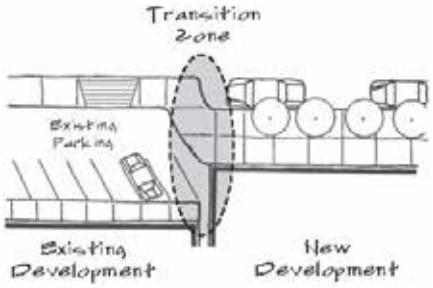
2.2.1 c Corner development

d) Enhance Rear Lanes

- Incorporate building design elements and landscaping that enhance rear lanes for pedestrian safety and establish a compatible interface with adjacent uses. Active uses facing rear lanes are encouraged.

e) Frontage Improvements

- Ensure incremental frontage improvements associated with new development provides a safe and functional transition with adjacent existing development, considering both pedestrian and vehicle access. Proponents should be expected to demonstrate transition and mitigation measures at the time of application.



2.2.1 e Sensitive transition zones

2.2.2 COMMERCIAL FRONTAGE

a) Transparency

- All ground floor commercial frontages shall provide abundant transparent windows to ensure views from the street.

2.2.2 a Transparent shop frontage

b) Recessed Commercial Doorways

- Commercial entrance doors should be recessed to ensure that the door swing does not intrude into the sidewalk where a frontage zone at least 1.5m wide is not provided. Glazing should be provided in the sidewalls of the recess.

c) Floor Elevation of Ground-Oriented Units

- The floor elevation of all entrances and ground-level commercial space should be at the average grade of the adjoining sidewalk. Individual commercial units should be stepped with the slope.

2.2.2 c Individual commercial units stair-step down the slope

2.2.3 RESIDENTIAL FRONTAGE

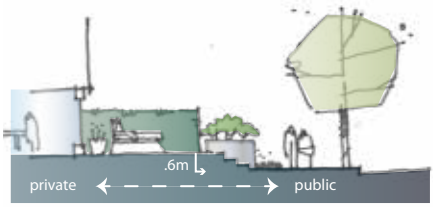
a) Street-Level Residential Character

- Buildings with ground-level residential units shall be clearly identifiable, with individual entry doors located at or near the street grade. Individual residential units shall be stepped with the frontage slope. Other elements to support a residential character shall be considered such as front porches or patios with appropriately scaled stair access and landscaping elements.

2.2.3 a Street-level character with units stair-stepping down the slope

b) Slight Elevation in Residential Units

- Ground-level residential units fronting on streets or public pathways should be elevated a minimum of 0.6 metres and stepped with the slope.



2.2.3 b Living on the ground floor

2.2.4 SIGNAGE

a) Appropriate Signage

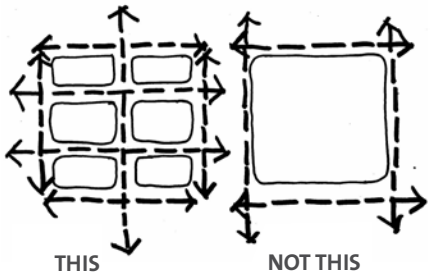
- Integrate signage with the overall design of the building and landscaping, ensuring that signs are not a dominant feature of a building façade. Unless architecturally relevant to the design of the building.

2.3 Site Design

2.3.1 INTEGRATION

a) Small Blocks

- Break up large development sites into a finer-grain block pattern with smaller sites and/or buildings, with publicly accessible streets, lanes and walkways through them.



2.3.1 a Small Blocks

b) No Land Remainders

- Site layout and design shall ensure that there are no land remainders that would be uneconomic to develop for the designated land uses.

c) Siting for Future Transportation Changes

- Site new buildings and additions according to future street requirements and/or anticipated transportation changes indicated for the area.

2.3.1 c Step down massing

d) Responsiveness to Existing Development

i. Development that is on the boundary of a land use designation where the adjacent area is of a lower density land use designation, the development shall provide an appropriate transition to the lower-density form. This transition may be accomplished by:

- Stepping-back upper floors and/or reducing the height of the building to be progressively lower adjacent to the lower density form so that there is only a two-storey difference in height at the boundary;
- Incorporating the upper storey into a sloping roof form to reduce the perceived mass of the building;
- Incorporating an architectural style, detailing and/or materials that are inspired by or derived from the adjacent building;
- Sensitive site design that locates compatible uses such as open space or amenity space adjacent to the lower density form;
- Designing the building's façade to maintain the rhythm, pattern, and lines of the adjacent lower density building;
- Harmonizing the setbacks and façades for portions of the building adjacent to the lower density form.
- Providing screening or a landscaped buffer.

e) Block Permeability

- Design the space between buildings and building side yards as a publicly accessible walkway and/or amenity space to increase the permeability of the block. Side yards should be facing with active frontages and should not be residual landscaped space.

f) Differentiate Front and Rear Orientations

- Incorporate a residential site-design that differentiates front and rear orientations in building façades and unit layout, with the rear or interior acting as the private and quiet side, with the front the more public side, except on double-fronting blocks.

g) Double Fronting Blocks

- Where a parcel fronts onto two or more streets, active uses should be provided on all street frontages.

h) Shared Access

- Maintain and create new shared accesses and circulation of vehicles and pedestrians between adjacent properties, with "reciprocal access agreements" where appropriate.

2.3.2 SLOPING SITES

a) Building With the Slope

i. Consider distinctive building and site design that provides a sensitive design response to sloped sites and environmental and natural constraints.

ii. Build with the slope to minimize cut and fill excavations to help preserve the natural topography of the hillside;

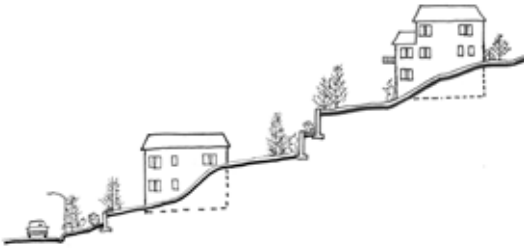
iii. To reduce grading and retaining wall requirements, set buildings into the hillside. Where retaining walls are needed, step retaining walls to follow the terrain;

iv. Where cuts and fills are required, establish contours and gradients that resemble the naturally occurring terrain. Round out and blend slope transitions between lots and/or adjacent undisturbed areas;

v. Create appropriately-sized terraces (for building pads that can provide usable yards, patios and common areas) when site grading. Wherever feasible, avoid the creation of large flat terraces across multiple building sites.

2.3.2 a Example - building with slope

2.3.2 a Example - building with slope



2.3.2 a Example - building with slope

b) Retaining Walls

i. Create pedestrian connections, where appropriate and feasible, in locations where retaining walls create a barrier between development and streets. Where feasible, and coordinated with landscaping, also consider:

- Utilizing ramps to improve accessibility; and
- Incorporating bike channels to assist cyclists.

ii. Use landscaping and plantings, including trees, to help blend retaining walls into natural surroundings

iii. Where a retaining wall is located along any public rights-of-way, public space, or location that is highly visible, use landscaping techniques and materials to create visual interest by using:

- Plantings, trellis or lattice-work above and below the wall;
- Landscaped areas between walls and sidewalks/paths; and
- Wall inlays, banding, battering and texture treatments to provide visual interest and articulation to the wall surface.

2.3.2 b Example of landscaped retaining wall

2.3.2 b Example of landscaped retaining wall

iv. Ensure retaining walls use materials that are compatible with the principal building and/or natural surroundings. The use of brick, stone, architecturally treated concrete, and interlocking landscaping blocks is encouraged. Limited use of wood, rock and lock-block may only be considered in locations that are not highly visible. The use of wood is further limited to applications that are non-structural.

v. Design retaining walls to permit landscaping and the maintenance of terraces, and use plants, shrubs and trees which are suitable for small spaces (preferably drought-resistant, native species) and will not create long-term maintenance issues;

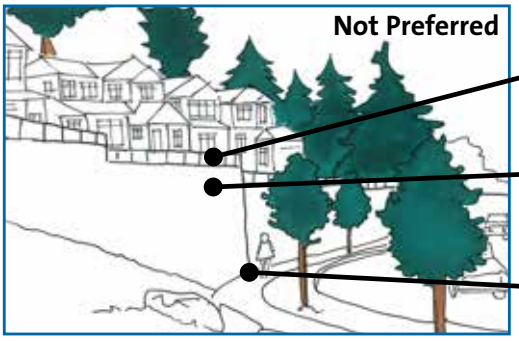
vi. Where a retaining wall is located along any public rights-of-way, public space, or location that is highly visible, utilize transparent fencing techniques and smaller, equally-stepped retaining walls to create visual interest, reduce massing and blend the wall into the surrounding area.

Transparent fencing reduces the scale of the wall

Stair and ramp access connects housing with the street.

Terraced retaining walls creates an attractive pedestrian realm

Landscaping blends retaining walls into surroundings



Opaque fencing increases the overall scale of the wall

Single large retaining walls are highly visible

Large, blank walls do not create attractive streetscapes

2.3.3 ACCESSIBILITY AND SAFETY

a) Accessibility

- Incorporate best practices to improve accessibility into all projects.

2.3.3 a Provide accessibility options for all projects

b) CPTED

- Follow Crime Prevention Through Environmental Design (CPTED) best practice in the siting, configuration and design of new development.

c) Eyes on the Street

- Ensure that all private, semi-private, and public open spaces, including entries, patios, and streets, provide good visual surveillance opportunities. Consider: placement, sizing and design of windows , landscaping, and discouraging blank walls.

Reference doc:

CMHC's "Housing for Persons with Disabilities"

d) Plan for Safety

- The differences in use, ownership, and responsibilities between public, semi-private and private open spaces should be addressed during the initial planning stages with relevant approaches to safety.

e) Night-Time Lighting

- Provide good night time lighting in public, semi-private, and private open spaces.

2.3.3 e Lighting of open spaces provides safety

f) Facilitate Graffiti Removal

- Materials and paints should be selected that facilitate the removal of graffiti.

2.4 Public Realm

2.4.1 PUBLIC ART

Reference doc:
Public Art Policy

a) Integrate Public Art into the Public Realm

- Consider both free standing and integrated public art opportunities. Where appropriate, add public art embellishments to practical elements in the public realm, such as walls, planters, benches and other seating elements, paving and steps, signage, and weather protection and lights mounted on buildings.

2.4.1 a Integrating public art

2.4.2 SURFACE TREATMENT

a) Sidewalk Surface Treatment

- The frontage zone between the building face and the pedestrian through zone should be designed with an integral surface treatment, that complements the rest of the sidewalk, such that it reads as a single public space, with due attention given to accessibility, functional and safety issues.

b) Limit Variety of Paving Types

- For semi-private pedestrian surfaces, consider limiting the maximum number of different paving material types to three in a particular application. Use higher quality materials. Large areas of asphalt are discouraged.

c) Streetscape

i. Refer to the neighbourhood specific Streetscape Standards for further detailed information on streetscape design, public realm and design inspiration for private space design, where applicable.

ii. All overhead utility wires shall be placed underground in conjunction with new development. Where undergrounding of utilities is not feasible at the time of development, pre-ducting shall be installed to permit undergrounding in the future.

2.5 Landscape Elements

2.5.1 PEDESTRIAN ENVIRONMENT

2.5.1 a Seating and landscaping

a) Interim Pedestrian Enhancements

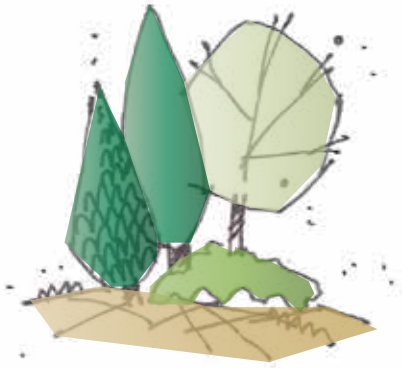
- Provide interim measures to enhance the pedestrian environment for subsequent phases of development, such as the use of landscaping, pathways, seating opportunities, lighting, etc.

b) Avoid Exposed Foundations

- Avoid exposed building and parking structure foundations greater than 0.6 metres. If unavoidable, design them in a manner consistent with the building finish. i.e.: siding, architecturally-treated concrete, stone or brick.

c) Fence Design

- Fences or railings should be compatible with the character of the principal building and adjacent buildings. Ensure that any fences are open and low along streets and walkways. Open fences are preferable to solid fences. Unfinished or un-surfaced concrete block or standard chain link fence are discouraged. Black-coated chain-link is allowed for wildlife management purposes.



d) High Quality Landscaping

- All new development should have a well developed landscaped yard and consider integrating usable semi-public space where fronting onto a street.

2.5.2 VEGETATION

a) Mature Tree Preservation

- The retention of mature vegetation, including existing individual and tree groupings, should be given priority in site planning. An arborist report may be required.

Reference doc:

Tree Management Bylaw

b) Tree Species and Energy Efficiency

- Emphasize deciduous over evergreen trees on the south and west sides of buildings. Evergreen trees are preferred on the north side. Tree placement should provide summer shade and winter warmth. Select species to vary texture, scale, colour and to reduce maintenance issues.

c) Low Maintenance Plants

- Prioritize drought tolerant plants native to this region in landscaping. If irrigation is necessary, drip irrigation and other water-efficient irrigation systems should be used. Plant diversity, plants that are native to the region and microclimate, and those which naturally grow together and are self-sustaining (i.e. reseed and spread without much maintenance) are preferred.

2.5.2 c Low maintenance landscaping

d) Perennial or Seasonal Colour

- Consider plants with perennial or seasonal colour to highlight special locations, such as courtyards, building entrances or access drives.

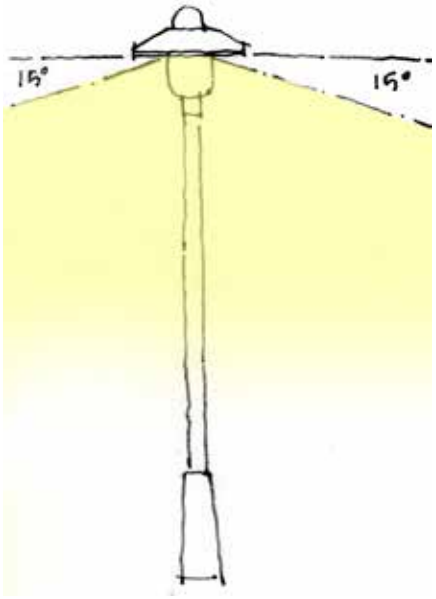
2.5.3 LIGHTING

a) Lighting

- Lighting should be provided all walkways, passageways and outdoor amenity spaces.

b) Reduce Light Pollution

- Select and locate lighting in a manner that maximizes pedestrian safety while minimizing glare, light pollution or nuisance to residents or adjacent properties. Lighting should be shielded from casting light higher than a line 15 degrees below the horizontal plane as measured from the light sources, and should not cast light directly into adjacent residential windows.



2.5.3 b Minimizing light glare

2.6 Environmental Sustainability

2.6.1 NATURAL CONDITIONS

a) Support Natural Functions of Building and Site

- Use the existing site topography and natural features to inform earthworks, planting, soil, drainage and water detention that work to support the natural functions of the building and site (e.g. provide screening, windbreak, infiltration, etc.).

b) Minimize Disturbances to Geotechnical and Soil Conditions

- Respond to unique geotechnical and soil conditions and apply construction techniques that will minimize impacts to adjacent development.

c) Include Native Plant Species in Landscape Plans

- Require the use of native plant species in landscape plans for new development where appropriate to strengthen and restore riparian / wildlife habitat and support biodiversity. Native plant material is more appropriately located in the interface with natural areas.

2.6.2 HYDROLOGY

a) Protect Fisheries Values in Streams

- Conduct site grading, site drainage and the siting and construction of buildings and parking areas near watercourses in a manner that promotes protection of fisheries and wildlife habitat.

Reference doc:

Rainwater Management Strategy

b) Make Creek Setbacks Attractive and Functional

- When developing adjacent to a creek, use protective fencing of a transparent and ornamental character. Consider materials such as wrought iron; stone; attractive, well-spaced, wooden fencing to enhance transparency; and glass or plexi-glass panels. Black-coated chain-link is allowed for wildlife management purposes.

c) Use Permeable Paving

- Permeable surface treatments and subsurface water storage systems, should be installed wherever possible. Consider grading hard surfaces towards landscaped areas.

2.6.2 c Permeable paving

2.6.3 ENERGY

a) Reduce Urban Heat Island Effect

- Utilize tree planting, paving type, orchard parking lot design, and the use of light coloured, reflective roof surfaces or green roofs to reduce the urban heat island effect.

Reference doc:

Community Greenhouse Gas Reduction Strategy

b) Consider Renewable Energy Sources

- Incorporate renewable energy sources (e.g. geothermal, wind, solar domestic hot water, and photovoltaic cells) and other measures to reduce energy consumption into building design.

c) Maximize Sun and Shade Opportunities

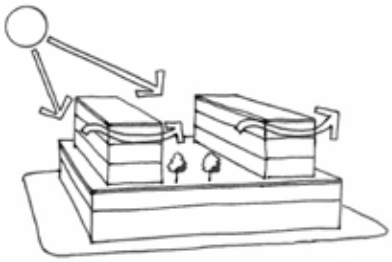
i. Maximize desirable solar gain through building orientation, and use of windows and building materials, where appropriate.

ii. Maximize desirable shade from direct sunlight through the use of landscaping and building siting and design.

2.6.3 a Shade trellis

d) Maximize Natural Light and Air

- New development should provide adequate natural light and ventilation to all units. This can be achieved through a number of means including maximizing the number of exterior walls with operable windows, and using the appropriate location and sizing of windows, skylights and the appropriate use of glazing systems and shading devices.



2.6.3 d Natural light and ventilation

e) Greenhouse Gas Reduction

- Incorporate designs to reduce energy use, increase energy efficiency, and reduce greenhouse gas (GHG) emissions, as guided by the Community Greenhouse Gas Reduction Strategy. Building elements that contribute to energy efficiency include: improving building envelope performance, providing efficient lighting and appliances, well-designed ventilation and heat recovery systems, and including renewable sources in space heating and cooling systems (e.g. solar thermal, geo-exchange).

2.6.4 WASTE DIVERSION

a) Centralized Solid Waste Area

- Solid waste collection and storage areas are to be sited in a convenient location for the use of residents; however, they should be secure, wildlife resistant, and screened from view from adjacent public streets and nearby residences.

b) Provide Source-Separation Area

- Adequate space for operational source-separation of all solid waste (e.g. recycling and compost) should be provided, including space for collection, storage, and access for collection vehicles.

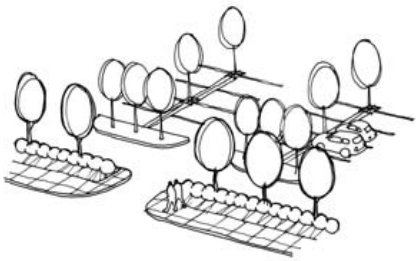
Reference doc:

Solid Waste Management Bylaw

Wildlife and Vector Control Bylaw

2.7 Parking and Loading

2.7.1 OFF-STREET PARKING



2.7.1 a Landscaped parking lot

a) Location and Design

i. Within all *Downtown Core*, *City Centre Commercial*, *Neighbourhood Commercial*, *Transit Village Commercial*, *High Density Apartment Residential and Medium Density Apartment Residential* designated areas all off-street parking must be located underground . Underground or concealed parking is also encouraged for all other developments. In areas with demonstrated water table issues, concealed above-grade structured parking may be acceptable provided it is wrapped with active uses.

ii. In areas where off-street, surface parking is allowed, it shall be located away from the street frontage, at the rear or side of the building.

iii. Any surface parking area is required to use Landscaped Parking, including any interim surface parking proposed as part of phased development. Landscaped Parking standards for surface parking lots should include:

- A minimum interior landscaped area of 7 percent of the total parking area;
- At least one tree per 185 m² of paved area;
- A minimum 2.0 metre wide walkway shall be provided through a parking area to connecting sidewalks along logical pedestrian routes;
- A minimum 2.0 metre wide perimeter landscape buffer, including trees, should also be provided around a parking lot; and
- Natural drainage features should be utilized.

b) Parking Access

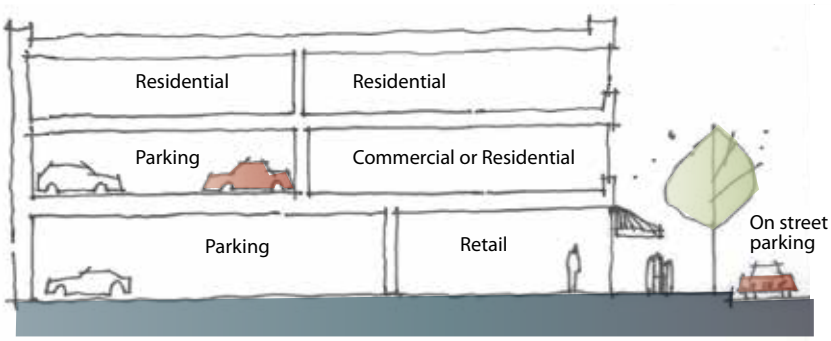
i. Entrances to parking and loading should be from the lowest order street, preferably from the sides or rear of buildings. Where a lane exists access must be taken from the lane. Where a lane does not exist or cannot be provided, locate and design these accesses to minimize negative impacts through such treatments as access from a flanking street or enclosure, screening, finish materials, and landscaping.

2.7.1 b Subordinate garage entrance that matches the pattern of the rest of the building

ii. Underground or structured parking entrances should be subordinate to any pedestrian entrances and the rest of the public realm in terms of size, prominence on the streetscape, location and design emphasis. Parking entrances should be architecturally treated and should mitigate negative impacts through enclosures, screening, high quality finishes, sensitive lighting and landscaping.

c) Facilitate Transition to Structured Parking

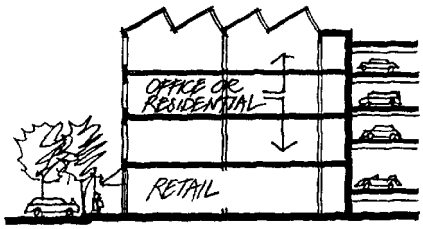
- The design and placement of interim surface parking lots as part of initial phases of development should be part of a comprehensive plan that includes long term structured parking, or at least does not preclude it. To facilitate this, illustrations of an ultimate development pattern including structured parking accommodation and phasing should be included in the comprehensive development plan.



d) Concealed Structured Parking

i. In areas with demonstrated water table issues, concealed above-grade structured parking shall be separated from the street façade with active uses and activities that add to the fabric of the street (e.g. residential or commercial uses).

ii. Above-grade structured parking directly adjacent to a rear lane is acceptable if it is appropriately wrapped by a building or screened and does not negatively impact adjacent uses.



2.7.1 d Wrapped above-grade parking

e) Minimize Impacts on Landscaping

- Design underground parking structures to minimize conflicts with landscaping features and tree pits

2.7.2 LOADING, SERVICING + UTILITIES

a) Loading, Location and Design

i. The surface of each off-street loading space must not exceed a slope of 5%.

ii. The transition between driveway slopes must not exceed 8%.

iii. Loading areas shall be enclosed within a building, or screened from public view, preferably off of a lane or at the rear of the building.

iv. Each off-street loading space must be sited at a location and elevation convenient to a major floor level of the building or to a utility elevator serving each major floor, and to an adjoining exterior door.

v. Where an off-street loading space is located at grade, next to a street or an adjacent property, it must be effectively screened from view of the street and/or nearby property by suitable landscape or other screen.

b) Waste Service Location and Design

i. The surface of the waste management and recycling services area must not exceed a slope of 5%.

ii. Waste service facilities must be concealed, preferably within a building, and accessed from a lane or rear of the building.

iii. The waste management and recycling services area, including storage and staging, must be designed in accordance with requirements outlined in Zoning Bylaw No. 3000, 1996, as amended.

iv. Solid Waste storage must be enclosed or screened from public view.

v. Provided that a Type B or Type C loading space is available on the site, waste management and recycling service vehicles including staging of the collection bins can operate in the loading area.

c) Minimize Impact from Utilities

i. Utilities, HVAC equipment, meters and other equipment including, but not necessarily limited to air conditioning units, fireplace vents, antennae and satellite dishes, should be located in such a manner as not to negatively impact the public realm or adjacent neighbours or be concealed from view from adjacent public streets and nearby residences.

ii. Locate any outdoor storage and utilities in discrete areas and enclosed or screen from public view.

2.7.3 OFF-STREET BICYCLE PARKING

a) Location and Design

i. The location and design of off-street bicycling parking shall be guided by the Bicycle Parking Design Guidelines.

ii. In areas where off-street bicycle parking is required in new developments, it shall be provided on private property either enclosed or visible to public view. Bicycle parking shall be located in convenient locations and shall not conflict with other transportation modes including motor vehicles and pedestrians.

iii. Future bicycle parking design shall be functional and accessible for a wide range of bicycle types and shall meet the demand of people of all ages and abilities.

iv. Bicycle parking shall be monitored and located in well-lit and highly visible locations and should be built to discourage theft and vandalism.

Reference doc:

Coquitlam Bicycle Design Guidelines

Building Type Guidelines 3

The Guidelines in this section apply to the development of specific building types in all Development Permit Areas. These guidelines can supplement the **Citywide Guidelines**, where appropriate.

Sections

3.1 High & Medium Density Developments
3.2 Townhouse & Rowhouse Developments
3.3 Residential Infill Guidelines

3.1 High & Medium Density Development Guidelines

The Guidelines in this section apply to all types of medium to high density residential/commercial and mixed-use development, such as low, medium and high density apartment residential, medium to high density commercial, and mixed-use commercial/residential buildings, in all development permit areas.

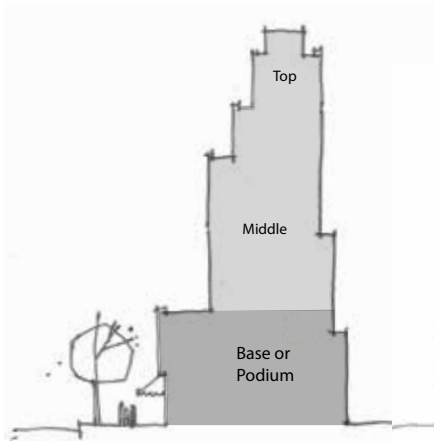
3.1.1 BUILDING DESIGN

a) Building Façade Design

i. Buildings should be divided into three recognizable elements, a base, middle and top, with appropriate design responses to each part. This may be achieved through:

- Cornices or other architectural features;
- Building step backs;
- Change in building shape;
- Change in materials or colour;
- Change in window/balcony design or placement.

3.1.1 a Articulation of building detail



3.1.1 a Building Elements

b) Orient Wide Façade North-South

- Orient any wider portion of building, above the streetwall, north-south, minimizing the width along the east-west elevation to minimize shadowing.

c) Street End Views

- Consider building design that provides for street end vistas. Site a unique or prominent building or portion of a building where visible at the terminus of a street or walkway.

3.1.1 c Street end vistas

d) Integrated Balcony Design

- Balconies and patio areas should be designed as an integrated part of the building. Railings should be predominantly open rail or transparent glass materials to maximize natural light penetration. Solid concrete balconies should be avoided.

e) Future Flexibility

- Consider building designs that create flexibility for future uses in areas designated as ***Optional Commercial Street Frontage***, ***Employment Living Street Frontage*** and ***Secondary Active Street Frontage***. Double height ground floor units are encouraged with floor plans designed for future conversion to commercial and/or live-work/work-live uses.

3.1.1 e Double height units

f) Optimize Sunlight on Private and Public Spaces

- The placement and massing of towers and podiums should optimize sunlight onto the public realm by minimizing the creation of shadows on parks and open spaces.

- Development applications for buildings four storeys and above should complete a shadow impact analysis taken at both equinoxes and solstices from 8 a.m. – 6 p.m. PST at two hour intervals. Additional analysis and information may be required to understand and optimize solar access.

- The analysis should demonstrate how building massing (siting, height and width) has been configured to optimize sunlight and solar access on nearby public and private amenities such as parks, public spaces, pedestrian-oriented commercial street frontages, outdoor common amenity areas, community gardens and school playgrounds.

g) Podium Design and Steback in City Centre

- The focus of these guidelines is on the form and character of the base/podium portions of towers in City Centre. The elements described below are in place to create a human scale streetscape and optimize sunlight penetration onto the public realm by reducing the bulk and massing of towers.

i. The base/podium of towers will be defined by two elements:

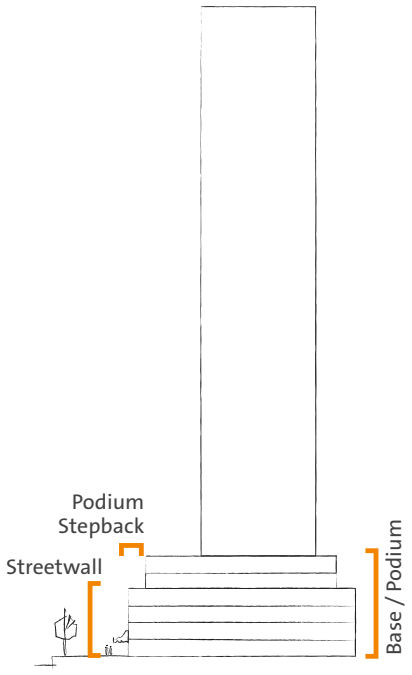
a) The streetwall is the portion of the building façade that defines a continuous street edge but does not include the podium stepback.

b) The podium stepback is the horizontal distance between the predominant face of the streetwall and the predominant face of the storey or storeys above the streetwall.

ii. In areas where additional storeys are provided/required above the streetwall, as part of the base/podium, there should be a minimum stepback of 4 metres from the edge of the top of the streetwall.

On the "Urban Boulevard" ***Character Street***, a podium stepback should not be provided.

See Sections
3.1.1 (h) for Building Stepback.
3.1.2 (a) for Streetwall and Podium Height in City Centre.



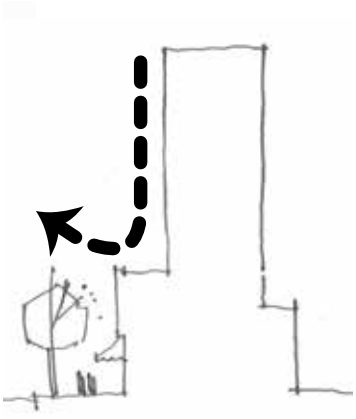
3.1.1 g Podium Design in City Centre

h) Building Stepback

i. Except for developments in the Austin Heights Neighbourhood Centre, buildings extending above the existing streetwall set out in an area should step-back a minimum of 6 metres to allow sunlight penetration to street level and minimize wind impacts.

ii. In the Austin Heights Neighbourhood Centre, the front lot line or public right-of-way setback, whichever is the closest, should be increased by 2.5 metres for portions of a building above the fourth storey.

See Section 3.1.2 (a) for streetwall heights.

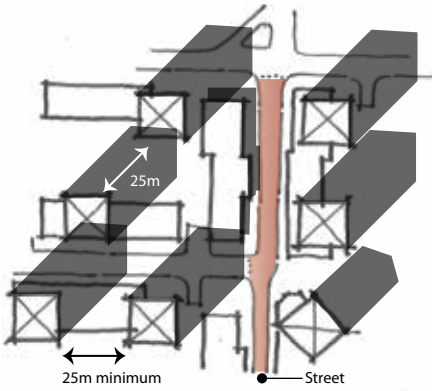


3.1.1 h Tower setback

i) Towers

i. All residential buildings taller than 12 storeys should have a floorplate of 700 m² or less, above the streetwall, to achieve a tall, slender shape. In the Austin Heights and Maillardville Neighbourhood Centres, all buildings taller than 12 storeys should have a floorplate of 600m2 or less above the fifth storey.

ii. For residential buildings taller than 12 storeys maintain a minimum distance of 25 metres between all portions of the building above the streetwall set out for the area. For buildings taller than 12 storeys in the Austin Heights Neighbourhood Centre, maintain a minimum distance of 35 metres (30 metres diagonally) between all portions of the building above the fourth storey.



3.1.1 i An open spacing of towers

j) Landmark Buildings

i. Landmark buildings and sites shall provide a high degree of design excellence due to their prominence and location within the neighbourhood. Landmark buildings will be designed through a rigorous design-review process that includes:

- Context responsive design that is appropriate to the location, including topography, transition and integration with adjacent buildings and street level character;
- Consideration should be made to views to and from key sites within the neighbourhood, and the impact of the building on, shadowing and wind effects;
- Landmark buildings should include attractive and publicly accessible spaces, art, lighting, and/or other amenities at the ground level, and the design of all ground-level frontages should ensure a vibrant public realm with active uses. Corner locations should be enhanced;
- The design of landmark buildings should incorporate various elements to distinguish it as unique, including a smaller or uniquely shaped floor plate, an oblique or customized building orientation, a tailored/sculpted building with appropriate proportions of each part (base, middle, top) and a distinctive profile for the upper part, appropriate lighting effects, and the use of high-quality finishes and exterior cladding materials.

k) Mixed-Use Buildings

i. Commercial space should provide for ceiling heights of 4.5 metres to ensure that commercial units are flexible to support a variety of uses.

ii. Address any potentially disruptive impacts such as noise, vibration or odor between commercial and residential units. Measures could include:

- Improved insulation;
- Improved ventilation systems;
- Sensitive unit layout and room placement, (i.e. place noise-sensitive residential rooms as far away as possible from commercial areas).

iii. Commercial units shall include ventilation systems, or the provision to easily install one in the future, to accommodate a commercial kitchen. Ventilation systems shall be exhausted at a location that has the least impact on both the sidewalk and residential livability.

iv. Consider the needs of 'back of house' functions in commercial unit layout to meet the needs of a variety of commercial tenants including restaurants and commercial kitchens. This can include individual space for, or internal building access to, solid waste disposal, loading, storage, and utility areas.

3.1.1 k Mix of uses

3.1.2 ACTIVE FRONTAGES

a) General Frontages

Reference doc:

Refer to individual neighbourhood plans for street frontage types

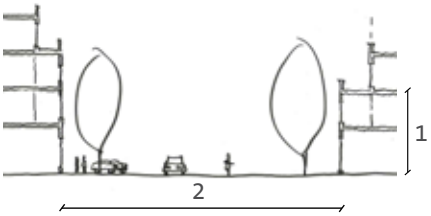
Streetwall height

i. A consistent streetwall (building façade) is required for all developments fronting on ***Mandatory Commercial Street Frontage***, ***Optional Commercial Street Frontage***, and ***Secondary Active Street Frontage*** as defined by the Citywide Official Community Plan and Zoning Bylaw. The minimum streetwall height is set out in the chart below.

Development Permit Areas	Minimum Streetwall Height
Windsor Gate (City Centre)	2 storeys
Austin Heights	2 storeys
Maillardville	(see section 4.1.1.c)
Burquitlam-Lougheed	3 storeys
Partington Creek	2 storeys

Street enclosure ratio 2:1

ii. Buildings in an area without a specified streetwall height should provide for continuous street edge definition through a street width to building height ratio of 2:1 (for example, building height should be half of the distance between another building) along all existing and proposed streets and public rights-of-way.



Street Enclosure 2:1

Streetwall and Podium Height in City Centre

iii. To create a pedestrian-friendly environment and define a sense of place, varying streetwall and podium heights should be provided on ***Character Streets*** and street frontage types in City Centre, as set out in the table below.

Consideration may be given to a varied streetwall and/or podium height, if the change directly meets the spirit and intent of the ***Character Streets*** and street frontage types and results in a higher standard of architectural excellence.

In general, podiums not identified as ***Character Streets*** or street frontage types should not exceed a maximum height of 6 storey.

Character Streets / Street Frontage Types	Streetwall Height	Podium Height
Character Street: • Pinetree Way Street Frontage Type: • ***Mandatory Commercial Street Frontage*** • ***Secondary Active Street Frontage*** • ***Residential Street Frontage***	Min: 3 storeys Max: 4 storeys	Max: 6 storeys
Character Street: • "Downtown Promenade"	Min: 3 storeys	Max: 4 storeys
Character Street: • "Urban Boulevard"	6 storeys	6 storeys

See Sections
3.1.1 g) for Podium Design and Stepback in City Centre.
3.1.2 a) i. for Windsor Gate Streetwall Heights.

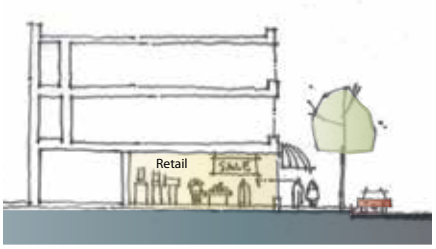
3.1.2 a 3 storey streetwall with building stepback

b) Commercial Frontage

Continuous street-oriented commercial frontages

i. Provide continuous and street oriented at-grade commercial or public uses for all ground level frontages identified as ***Mandatory Commercial Street Frontage*** and ***Character Streets.***

i. Provide continuous, street-oriented commercial, residential and/or employment living uses for all ground level frontages identified as ***Optional Commercial Street Frontage*** and/or ***Secondary Active Street Frontage.***



Active ground floor

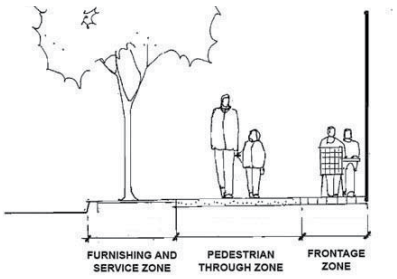
3.1.2 b Publicly oriented ground floor

Sidewalk cafés, restaurants and stores

ii. The building design along ***Mandatory Commercial Street Frontages*** should enable stores, cafés and restaurants to spill onto frontage zones to provide sidewalk cafés or outdoor display, while ensuring a clear pedestrian through zone.

iii. All buildings facing ***Mandatory Commercial Street Frontage, Optional Commercial Street Frontage, Secondary Active Street Frontage,*** and ***Character Streets*** and Primary and Major nodes shall include pedestrian-oriented lighting designed to illuminate the sidewalk. Pedestrian-oriented lighting is also encouraged for all other commercial and multiple-unit buildings.

3.1.2 b Sidewalk Café



3.1.2 b Sidewalk Zones

c) Residential Frontage

Continuous ground-oriented residential frontages

i. Provide continuous and ground-oriented individual residential or employment living uses in the first floor of all buildings along frontages identified as ***Residential Street Frontages or Employment Living Street Frontage***. Breaks in the continuous frontage can be considered for access to concealed vehicle parking or loading, provided they are carefully designed to respect the character of the street.

Residential entrances

ii. Entrances for ground-level units and building lobbies should be located near the street grade. Residential entries should be oriented to the street, separate and clearly identified. Step individual entrances with the slope.

iii. Building lobbies should be enhanced through the use of elements such as low walls, steps, special paving, special planting features, architecturally integrated canopies projecting from the building and special lighting while ensuring direct sight lines into the lobby. Building entrances should be seen as 'punctuation' in the overall streetscape.

3.1.2 c Units addressing the street

3.1.2 c Residential Entrances

d) Signage

- Commercial signage should be human-scaled and oriented to pedestrians not vehicles. This may be incorporated as under awning/canopy signage perpendicular to the building, where appropriate.

- To ensure that signs are designed to support a pedestrian-friendly public realm, freestanding signs are discouraged on most sites. On large sites, the use of identification signs, directional signs, and directory signs, which identify one or multiple tenants, should be designed to support a comfortable pedestrian experience.

- Wayfinding signs guiding pedestrians, cyclists, transit users, and motorists to their destinations shall be designed as per the *Coquitlam Wayfinding Strategy*.

Reference doc:

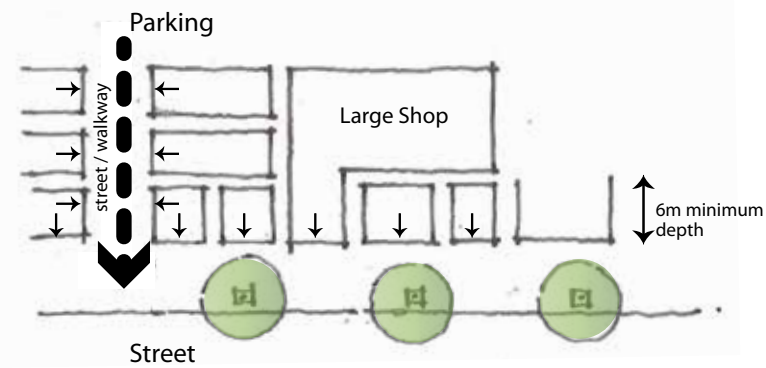
Refer to Sign Bylaw for sign definitions

Coquitlam Wayfinding Strategy

3.1.3 SITE DESIGN

a) Disguise Large Tenancy Stores as Small Frontages

- Larger commercial tenancies should locate the majority of their area behind smaller frontages, without creating an internalized mall. Frontages should have a minimum depth of 6 metres.

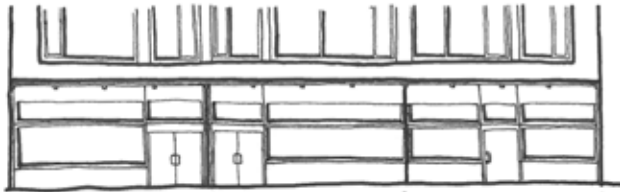


3.1.3 a Wrapping large shops

b) Small Frontages

- Buildings with grade-level commercial activity should be made walkable through being visually articulated as several smaller frontages, with individual store frontages not to exceed 10 metres. (8 metres or less preferred)

3.1.3 b Small Frontages



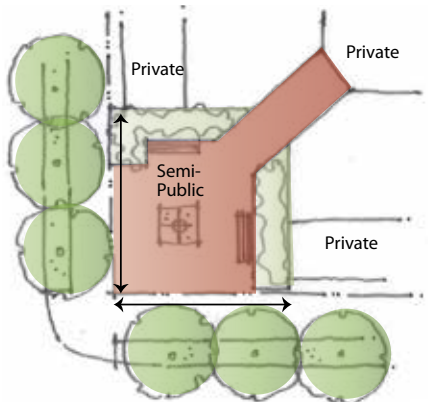
3.1.3 b Narrow shop fronts

c) Corners & Intersections

i. Consider additional setbacks at corners adjacent to an intersection to provide space for a small public plaza or "outdoor room". In the Austin Heights Neighbourhood Centre, at the intersection of two streets or a street and a pedestrian right-of-way, the corner of the ground-level façade should be set back between 3.0 metres and 7.5 metres from the flanking lot line.

ii. Define semi-public space where a development fronts an intersection by using buildings or landscape elements on a minimum of two sides to create landscaped, outdoor rooms and spaces.

iii. Outdoor seating for cafés and restaurants, outdoor display and other active uses are strongly encouraged in these locations, particularly for south facing corners with good solar exposure.



3.1.3 c Creation of outdoor rooms

3.1.3 c Small corner plaza

d) Plaza Design

i. Design plazas, nodes, and pedestrian mid-block walkways to ensure adequate space for access, pedestrian circulation and sunlight penetration while providing sufficient space for public gathering, café seating, outdoor display and landscaping, and shall include elements such as:

- A hard-surface area of at least 50%;
- Seating and other appropriate street furniture;
- Pedestrian oriented lighting;
- Public art, water features and wayfinding;
- Trees and other elements to define pedestrian-scale spaces;
- A portion with weather protection coverage to facilitate year-round use;
- Fronting buildings shall address the space with active frontages, architecturally distinctive façades, and high-quality streetscape treatments.

3.1.3 d Plaza fronted with buildings

3.1.3 d Plazas for multiple uses

e) Entry Courtyards

- A small sized, appropriately paved "courtyard" area at an entry to a building is encouraged, particularly on a corner. This may also take the form of recessed individual entry courtyards at street level. However, extensive paved areas which detract from the overall streetscape should be avoided.

f) Block Interiors

- Consider a perimeter block building design to create semi-private courtyards in the block interior.

3.2 Townhouse & Rowhouse Guidelines

The Guidelines in this section apply to attached low-rise, ground-oriented housing, such as townhouses and rowhouses in all Development Permit Areas.

3.2.1 BUILDING DESIGN

a) Unit Differentiation

Townhouse units shall be differentiated and individually expressed to avoid monotonous repetition, while still appearing as a consistent and coherent design that reflects similar design elements, including character. This can be achieved through:

i. Articulation of the front façade;

ii. Variation in the placement, design, and grouping of windows, entry doors, porches,

iii. Variation in the shape of roof forms, and other architectural elements; and

iv. Variation in building materials, colour, and design accents.

3.2.1 a Variation in façade articulation, colour, and building materials

b) Façade Design

i. The façades of end units facing an exterior side yard are to be architecturally treated in a manner consistent with the front façade of the building. Blank walls or architecturally plain walls are not acceptable.

ii. Detailing and materials used on front elevations should be carried around the side elevations to the mid-point of the side walls or to the nearest articulated element (i.e. a bay, indentation or chimney).

iii. High-quality, low-maintenance exterior cladding material such as cementitious-fiber siding, brick, stone, treated wood, and/or an acceptable alternative shall be used on all street-facing façades.

iv. Design street fronting façades using multiple types of cladding materials, architectural detailing and/or design accents to break up large flat surfaces and monotonous façades. Large expanses of uniform materials and flat monotonous façades shall be avoided.

v. Design and locate fireplaces and the flue so that it is encased in a chimney structure which extends past the roof line when visible from the street. No direct vent fireplaces shall be placed on a street-facing exterior wall.

3.2.1 b End units eliminate blank walls through continuation of architectural treatments

c) Roof Design

i. Developments shall break up the building mass by articulating the roofline and by incorporating features such as dormers, gables, variation of the eaves, and architectural detailing into the roof structure. Roof structures that span multiple units in a singular, monolithic form shall be avoided.

ii. Shallow pitched roofs should have strong and visible horizontal eave lines and large overhangs. The shallower the roof pitch, the broader the overhang should be.

iii. Flat roofs are permitted in contemporary design projects provided they have a wide overhang and are broken up with dormers, articulation and/or projections.

3.2.1 c Roof articulation can help to break up building massing

d) Window Design

iv. Window placement and design should be well-ordered and competing 'feature' windows should be avoided. Windows facing public streets are to be transparent, clear-glazed, operable, and of a scale and size large enough to promote safety and security through passive surveillance.

3.2.1 d Well ordered window placement and varied, high-quality cladding materials

3.2.2 ACTIVE FRONTAGES

a) Unit Orientation

i. All units should face and address a street, strata road, walkway, mews, or park with direct, unobscured access from the sidewalk or pedestrian walkway to the front porch of each unit.

ii. Developments on corner lots or double-fronting lots should be designed with individual unit entrances facing both streets with an equal level and quality of design in detailing.

3.2.2 a Direct access from public sidewalk to front entrance of units

b) Unit Entries

i. Front entries should not be adjacent to or on the same façade as a garage door, where possible. When front doors and garage doors are unavoidable on one façade, the garage doors are to be recessed at least 1.2 metres behind the primary front of the building façade.

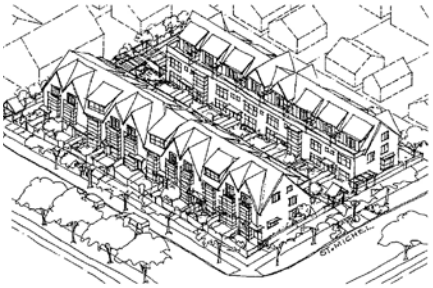
ii. Units should have a second entrance to access the rear yard, where applicable.

iii. Every unit should have a raised front porch, patio or stoop facing the street to bring a sense of scale and neighbourliness to the community. Where an entry to a unit is not clearly visible from the street, the presence and location should be visible through architectural or landscape gateway elements.

3.2.3 SITE DESIGN

a) Site Layout

i. Buildings shall be arranged around a central organizing feature such as a street, mews, square, park, or green.



3.2.3 a Courtyard townhouses

b) Sloping Sites

i. Buildings should be stepped on sloping sites to reduce the height and massing of the development and reduce the need for retaining walls wherever possible. On cross slopes developments shall step the units so that the entrances are at the average grade of the adjoining sidewalk.

ii. Design yards to be gently graded, wherever possible. Avoid high retaining walls and elevated or depressed front yards.

3.2.3 b Buildings are stepped on sloping sites to reduce height and massing

c) Walkways

i. Townhouse developments will provide publicly-accessible walkways through the development to provide pedestrian/cyclist connections to surrounding streets, lanes, and adjacent developments.

d) Internal Streets

i. Private roads will include pedestrian-friendly design features and streetscape elements such as sidewalks, street trees, street furniture, traffic calming, and lighting.

ii. All private roads, lanes, walkways, and outdoor amenity spaces shall be provided with appropriate lighting.

3.2.3 d Pedestrian-friendly lane design

e) Amenity Space

i. Common outdoor amenity space should:

- Provide for a variety of recreation and gathering opportunities;
- Be a focus and an organizing element of the development and not 'leftover' space, this is especially important for any units that do not have direct street frontage;
- Have adequate natural light;
- Provide lighting for night time use, and safety and security;
- Be of adequate shape and size for a range of activities;
- Provide sufficient screening, landscape, and overlook considerations for the units adjacent to the space.

3.2.3 e On-site recreation and amenity spaces

3.2.4 LANDSCAPE ELEMENTS

a) Landscaping

i. All open spaces shall be landscaped with a variety of trees, lawns, shrubs, flower beds, and/or other acceptable planting materials in a coordinated manner to support good landscaping practice.

ii. A minimum of 65% of any street-facing yard should be soft landscaping, exclusive of sidewalks or pathways.

iii. Fences or railings should be compatible with the character of the building. Fencing will be of high-quality, long-lasting material with chain-link, concrete block and wood fencing discouraged.

iv. Low open fences, landscaping, and hedges are encouraged instead of solid fences along streets and walkways, for screening in front yards, and along exterior side yards abutting flanking streets.

3.2.4 a Visually permeable landscaping and fencing

3.2.5 PARKING AND SERVICES

a) Parking

i. Parking should be located either behind buildings, within garages accessed from a lane/strata road or in underground parkades.

ii. When a garage is designed to be incorporated into one of the principal buildings, it should be placed in a position that minimizes its impact on any street/lane-facing elevation(s) and be a subordinate part of the building.

iii. Short-term visitor parking and loading spaces should be distributed throughout a townhouse development rather than in one common area and may be located either on-street/strata road or off-street in discrete locations behind or to the side of buildings.

3.2.5 a Unit parking in the rear

b) Loading and Servicing

i. A central location for solid waste storage and collection shall be provided that has adequate screening, is wildlife resistant, and has adequate space for source separation and access by collection vehicles.

3.2.6 SUPPLEMENTAL GUIDELINES FOR STREET-ORIENTED VILLAGE HOMES (RTM-1 STREET-ORIENTED VILLAGE HOME RESIDENTIAL)

i. No more than six dwelling units are to be attached in one building. Where intensive residential buildings are adjacent to one another, variations in the number of attached dwelling units per building are encouraged so that monotonous massing is avoided. The maximum number of dwelling units in a row may be increased to eight provided that adjacent buildings are separated by broad open areas with enhanced landscaping and/or improved pedestrian circulation routes.

3.2.6 i Limited number of attached dwelling units

ii. The front entrances to individual dwelling units are to face directly towards the street, and should not be obscured by landscaping or architectural elements. A covered, single-storey entry porch, with a floor elevation raised at least 0.3 metres above the surrounding yard elevation, is to be provided for every dwelling unit.

iii. All units in a Street-Oriented Village Home development shall face directly onto a public street.

iv. Parking should be located:

- Behind buildings within garages or on a driveway off a rear lane;
- Underneath buildings in underground parkades.

3.2.7 SUPPLEMENTAL GUIDELINES FOR TOWNHOUSING AND CONVENTIONAL TOWNHOMES (RT-2 TOWNHOUSE RESIDENTIAL)

i. No more than eight dwelling units are to be attached in one building. Where intensive residential buildings are adjacent to one another, variations in the number of attached dwelling units per building are encouraged so that monotonous massing is avoided. The maximum number of dwelling units in a row may be increased to ten provided that adjacent buildings are separated by broad open areas with enhanced landscaping and/or improved pedestrian circulation routes.

ii. Wherever possible the front entrances to individual dwelling units are to face directly towards the street, and should not be obscured by landscaping or architectural elements. A covered, single-storey entry porch, with a floor elevation raised at least 0.3 metres above the surrounding yard elevation, is to be provided for every dwelling unit.

3.2.7 Street-facing front entrances

iii. Parking should be located:

- Behind buildings within garages; or
- Underneath buildings in underground parkades.

iv. Short-term visitor parking spaces, wherever possible, are encouraged to be located behind street fronting townhomes developments.

v. Shared parking facilities and shared access points to these facilities are encouraged to reduce the amount and number of curb-cuts and to allow for efficient traffic circulation.

3.3 Residential Infill Guidelines

The Guidelines in this section apply to low-rise, ground-oriented duplex, triplex, fourplex and multiplex residential developments. The intent of the guidelines is to facilitate quality site and building design for a variety of ground-oriented housing options.

A variety of ground-oriented housing forms

3.3.1 NEIGHBOURHOOD CHARACTER

a) Neighbourliness

i. New development should consider the siting, setbacks, scale, height and massing of adjacent development, while also recognizing that new development is not intended to be built to the same standards as existing development built under One Family Zoning.

ii. Where the new development is taller than adjacent buildings, create a respectful transition in scale and mitigate site overlook through the use of increased open space, upper storey step-backs, or sloped roof forms.

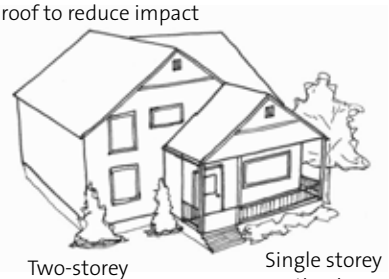
iii. Consider a notched setback for the portion of the front façade that is adjacent to an existing building with deeper front yard setbacks to create a more neighbourly transition.

iv. For new development with less rear yard than adjacent properties, incorporate design measures that reduce bulk, massing, and shadowing such as sloped roofs, upper storey step backs or recessed massing. The size of decks and balconies that are significantly above grade should be designed and located to mitigate privacy and overlook concerns.

v. On a corner lot or double-fronting site, orient the principal building to both streets by providing an equal quality of design with articulation in scale, massing and materials.

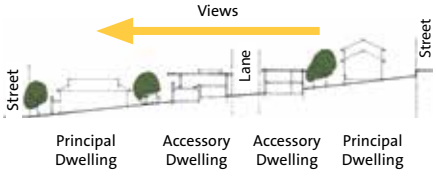
vi. For multiplex projects, no more than 4 side-by-side units should front a street to respect the character and scale of adjacent ground-oriented residential development. Where multiplex projects propose more than two side-by-side units fronting a street, refer to Section 3.2 Townhouse & Rowhouse Guidelines for additional design guidance.

Second story incorporated into roof to reduce impact



Two-storey set-back

Single storey section is prominent



Respectful transition of housing types that minimizes site overlook

3.3.2 SITE DESIGN

a) Vehicle Access and Parking

i. Where a functioning lane exists, vehicle access should be off the lane. If lane access is not possible, access should be taken from the lowest classification of street that fronts the property. For corner properties without lane access, the preferred driveway access is at the rear yard of the flanking street.

ii. Properties without existing lane access and in need of driveway access from the fronting street should:

- design vehicle access from the street in a way that minimizes the width of the driveway; and,
- locate the driveway along an interior sideyard of the property, and if possible, share a driveway with the abutting property.

iii. Opportunities should be explored across Neighbourhood Attached Residential areas to acquire lane-to-street connections to address single-access lane constraints.

Where possible, share the width of the driveway with the abutting property

b) Parking

i. Preference for the location of parking is in this order:

1. At the rear of the property,
2. Facing the side of the development when incorporated into the principal dwelling, and
3. Facing the street when other options above are unviable and the following conditions are met for a garage or carport:

- not occupy more than 1/2 the width of the front façade;
- be recessed from the front façade of a building and not protrude beyond the front entrance of a unit; and,
- be of high quality materials and design, with features that may include windows, paneling or other design details.

ii. For convenience and to enhance accessibility, consider adding a walkway between parking stalls that belong to different strata units, and aim to limit the number of side-by-side stalls without a walkway to four.

c) Garbage and Recycling

i. When the solid waste and recycling storage area is designed to be incorporated into a building, it should be placed in a position that avoids or minimizes visibility from any street-facing elevation and be a subordinate part of the building.

ii. When the solid waste and recycling storage area is outside a building, the area must be fully secure, wildlife resistant, and screened from view from adjacent public streets and adjacent properties. All aspects of the storage area must be located on the site.

iii. The solid waste and recycling staging area must be designed to provide convenient access for collection vehicles. The staging area should not conflict with parking or landscaped areas.

iv. For convenience and efficient use of space, residential developments with three or more units on a site may share larger solid waste and recycling containers/bins for service by private haulers (rather than assigning individual bins to each unit).

v. Adequete space for operational source-separation of all solid waste (e.g. recycling and compost) must be provided, including space for collection, storage, and access for collection vehicles.

vi. Development permit applications for new development should include a solid waste and recycling site plan that addresses guidelines in Section 3.3.2. c)

d) Privacy and Access to Natural Light

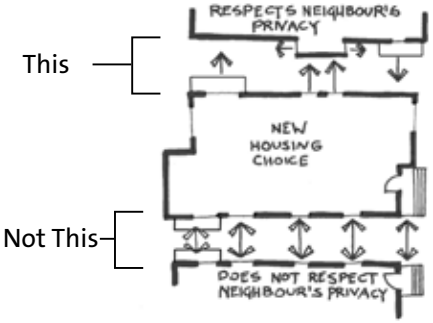
i. Windows , porches, decks, and balconies should be carefully designed, and if necessary, screened to improve privacy and minimize overlook into neighboring properties and between units.

ii. To enhance privacy and access to sunlight where there are multiple buildings on a site, maintain a minimum separation of 3 m between principal buildings fronting the street, and a minimum of 6 m between principal buildings at the front and rear of the property.

e) Transition from Private to Public

i. Site and building design should work together to create a transition from the public space of the street to the private space of the development. Street-fronting buildings should be designed with adequate transitions and landscape elements that emphasize the principal entrance. Such elements could include:

- A defined garden edge with landscaping, trees, fencing, or entry gate;
- Steps or a change in level;
- A well-defined porch; and,
- Changes in paving or planting patterns.



3.3.3 BUILDING DESIGN

a) Composition and Architectural Style

i. Some building design guidance in Section 3.3.3 a) has been organized into traditional and non-traditional designs to help facilitate the style of architecture chosen.

Traditional designs can be characterized by styles that originated and were popularized prior to the 21st century. Common examples include Craftsman, Tudor, Georgian, Colonial and Victorian. While they vary in their appearance, proportions and use of materials, some common traits include:

- A dominant pitched roof form;
- Prominent main entrances characterized by generous covered porches and stairs;
- Various secondary architectural elements and details that articulate the primary building form;
- Window proportions that maintain the solidity of walls and the expression of punched openings;
- Balconies and decks that are integral with the building and do not appear tacked on;
- Details and trim with substantial thickness that give the appearance of solidity and durability.

Non-traditional designs include everything else and cover a wide range of styles such as, art-deco, mid century modern, contemporary, pacific northwest, prairie, modern and ranch.

ii. The overall building should express a clear sense of hierarchy of architectural elements to avoid the appearance of a random assemblage of competing focal points such as repetitive arched window forms, bay windows for every room of the house, or multiple and purposeless roof forms.

iii. Principal and accessory buildings on the same lot should have a similar architectural style, including character, exterior materials and colour palette.

b) Massing and Roof Form

i. Building forms should generally have a clear sense of hierarchy with a primary, dominant mass and roof form.

ii. Break down larger massing to achieve visually interesting façades with features such as recesses, projections, porches, canopies, balconies, roof overhangs, materials, colours and textures.

iii. Roof skirting on the building façade is discouraged.

iv. Chimney projections should be expressed as continuous elements from grade past the eaves of the main roof. They should not appear as floating appendages or be direct vented at a location that is readily visible from the street.

Traditional Building Design

v. Incorporate the upper storey into a sloping roof form to reduce the perceived mass of the building.

vi. Main roof forms are generally characterized by end gable, cross gable, hipped, double, or transverse gable.

vii. Secondary roof forms and dormers should be clearly secondary to the main roof form in size and number, with dormers set back from the building façade to maintain the dominance of the main roof.

viii. If a secondary roof or gable interrupts the eave line of the main roof, it should mark or cover a significant element such as an entry, a porch, a recessed area, or a substantial projection.

Non-Traditional Building Design

ix. While non-traditional roof forms may be expressed in a variety of ways, generous roof overhangs are encouraged to add visual interest and to improve the durability and longevity of exterior cladding.

c) Porches

i. Street-facing front porches should have enough space for furniture and seating to encourage a more neighbourly and active space. Entry porches are also encouraged for units with access from within the site, though the size is more flexible.

ii. Stairs to levels above the main or ground floor should be accommodated within the internal space of the unit.

iii. Front entry porches should be one-storey, have roof cover, and be integrated into the overall building design. The entrance cover may be provided by recessing the porch area and front door, by adding to the main façade of the building, or a combination of both.

d) Entrances

i. Where possible, provide entrances that are clearly visible and identifiable from the fronting public street. On corner sites, entries may face both streets.

ii. Elevate entrances fronting a street by a minimum of 0.6m and step with the slope to enhance residents' privacy.

Clearly identifiable entrances

iii. When doors to side by side units are located together, the entry area should be expressed as a single porch which may have both doors visible.

iv. Where an entry to a unit is not clearly visible from a street, provide clearly defined site entries and pathways from primary streets to each independent unit through lighting, architectural detailing and landscape design. Clear paths should also be designed to access individual units from parking areas and common open space.

v. Exterior main entry stairs should be generous in width.

e) Façade Articulation

i. A large portion of the main wall plane should be present to ensure the visual strength and unity of the whole façade.

ii. Large blank walls, including interior side walls, should be avoided whenever possible.

iii. Continue the exterior detailing and materials used on the principal building façade in consistent proportions on all façades. Materials should carry around corners to avoid appearing as a thin veneer or false front. In general, if there are changes in exterior materials, they should occur where there is an obvious change in building massing.

Single front porch for a duplex where the front doors are side by side

f) Windows

i. Windows facing public streets and lanes should be transparent, clear-glazed, operable and to a size large enough to promote overlook to adjacent open spaces.

ii. The design and placement of windows should contribute to a balanced visual expression that is not necessarily symmetrical. Multiple competing feature windows should be avoided.

Traditional Design

iii. Except where brick or stone is the main cladding material, windows on traditional style buildings should be installed with window elements such as trim, sills, aprons, frames, and mullions to add visual interest and to emphasize their presence.

iv. Window sizes, shapes, and proportions should maintain an expression of 'punched openings' that does not undermine the presence or solidity of walls.

Non-Traditional Design

v. A variety of window shapes and sizes is encouraged, though window design should be expressive of and consistent with the overall design rationale for the building.

vi. Non-traditional designs such as contemporary style buildings can generally use larger areas of glazing with much different shapes and proportions than traditional style designs.

g) Exterior Materials

i. Materials should be appropriate to the scale and design of building elements. For example, large and heavy roof tiles may not be appropriate for roofs with smaller secondary roof forms and dormers.

ii. The use of high-quality exterior materials such as wood, stone or brick, or an acceptable alternative, is encouraged on all street-facing façades. Cementitious fibre and stucco are also acceptable.

iii. Materials should be used in a rational manner in a way that is true to their nature. For example, stone or brick should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below.

iv. Exterior materials should be limited in number. Material changes should relate to significant building design elements such as to express the base or foundation of the building as opposed to a dormer or minor projection.

v. Where a material is proposed that is not mentioned, it's acceptability will be evaluated on a case by case basis, especially considering that some materials have advanced to a point where they convincingly replicate original materials.

Transparent, lane-facing windows support an active rear frontage and provide a sense of security

VI. LANDSCAPING

i. Development Permit applications for new development should include a well-developed landscaping and planting plan that identifies soft landscaping areas and planting species, permeable and impermeable surface materials, fencing and hedging, retaining walls, and the identification of private and common open space.

ii. Open areas of land on-site shall be landscaped with a variety of trees, lawns, shrubs, flower beds or other acceptable planting materials in a professionally coordinated manner to support good landscaping practice.

iii. Design any large expanses of hard surfaces, such as driveways, parking areas and patios using permeable surface materials rather than conventional paving.

iv. Incorporate measures to allow for natural on-site filtration of rainwater.

v. Landscape the front yard to blend with the landscape pattern and materials of the surrounding properties, with a preference for soft landscaping.

vi. Encourage buildings to be sited and designed to retain existing mature trees.

vii. Demonstrate how the efficiency of intensive attached building forms results in broad open areas and landscaped amenity spaces at the rear of the site or surrounding a courtyard.

viii. Outdoor space should:

- be a central focus area of the development, as opposed to 'leftover' space, with adequate shape and size to be used for a range of activities;
- have adequate natural light; and,
- consider the privacy and screening of the units overlooking the space.

Retainment of existing mature trees

Variety of landscaping

Permeable parking pad

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
- 4.1.1 Maillardville Neighbourhood Centre
- 4.1.2 Heritage Character Areas - Laval Square and Allard-LeBleu
- 4.1.3 Maillardville Multi-Family Residential

4.2 Waterfront Village
4.3 Windsor Gate
4.4 Partington Creek

4.1 Maillardville

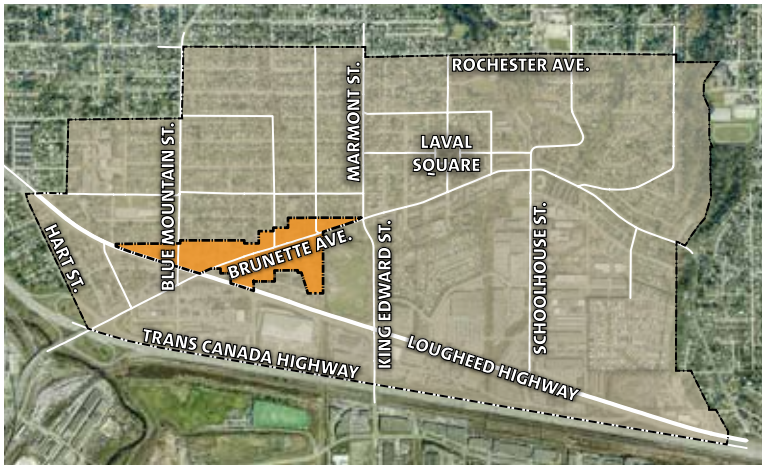
4.1.1 MAILLARDVILLE NEIGHBOURHOOD CENTRE DEVELOPMENT PERMIT AREA

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' façade 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.

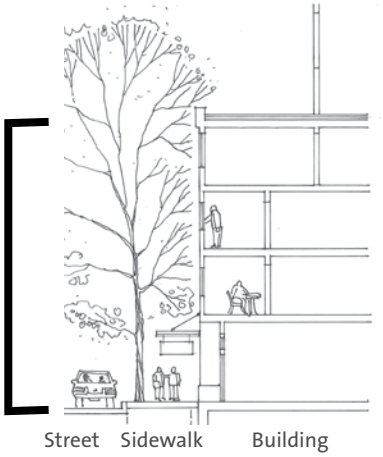
The primary focus of these guidelines is on the form and character of the streetwall or "podium" portions of buildings (particularly the lower 4 storeys). Portions of buildings above the streetwall or facing the rear lane should apply a complementary design outcome, that may be in a contemporary style.

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.



Maillardville Neighbourhood Centre Development Permit Area

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.

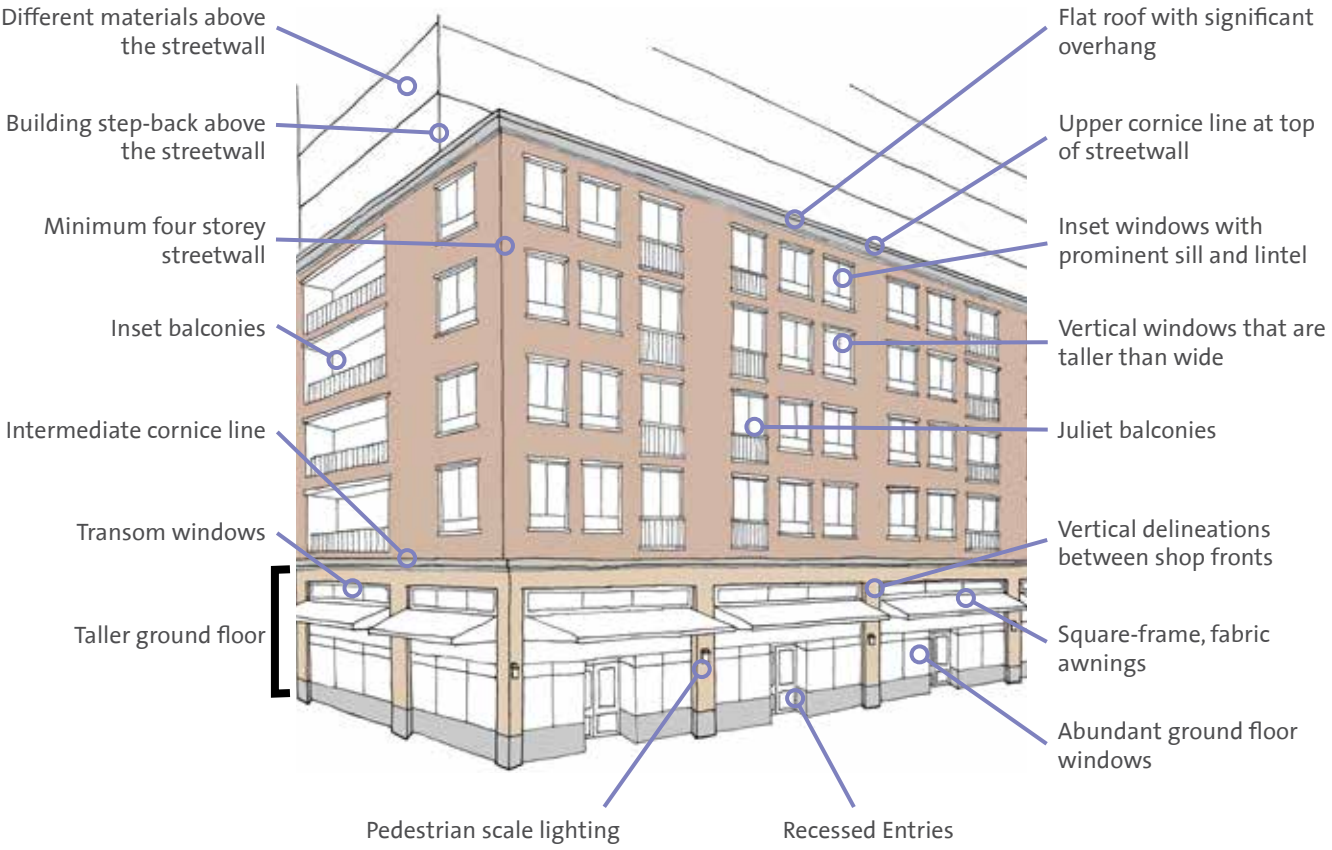


Streetwall portion of a building

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 prim.ary 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.

Demonstrates an intermediate cornice and brick and stone as primary materials

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 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.

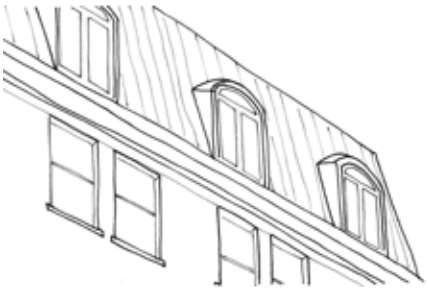
v. Consider building designs that integrate either mansard or flat roof styles at the top of all streetwall buildings.

- Mansard roof style: incorporate windows or dormers that create usable space immediately behind the windows or dormers. If it is technically impossible to create habitable space, create the appearance of usable 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.

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*.

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.

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)

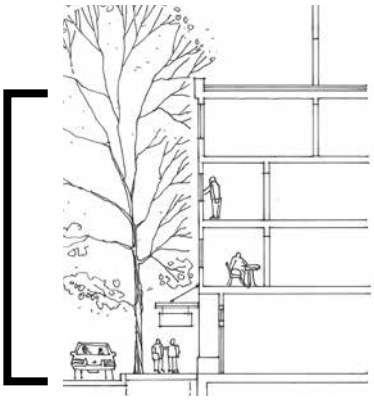
iv. Provide a consistent streetwall (building façade) for all developments fronting onto areas designated as *Mandatory Commercial Street Frontage*, *Optional Commercial Street Frontage* and *Residential Street Frontage* as defined by the Maillardville Neighbourhood Plan. The minimum streetwall height 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

Demonstrates inset balconies

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

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



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*.

Demonstrates a strong consistent streetwall across multiple buildings

Signage – supplemental to Citywide Guideline 2.2.4 a)

vii. Provide commercial signage that fits with the overall design and materials of the building, that are directly lit (no back lit box signs), that applies imagery and font styles that are evocative of the business that is being advertised, uses steel fretwork (simple, wrought iron-like design) as mounting hardware and integrates other complementary details and materials such as wood. 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.

Demonstrates a building façade broken up with strong vertical delineations

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.

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.

Demonstrates black steel window boxes

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 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.

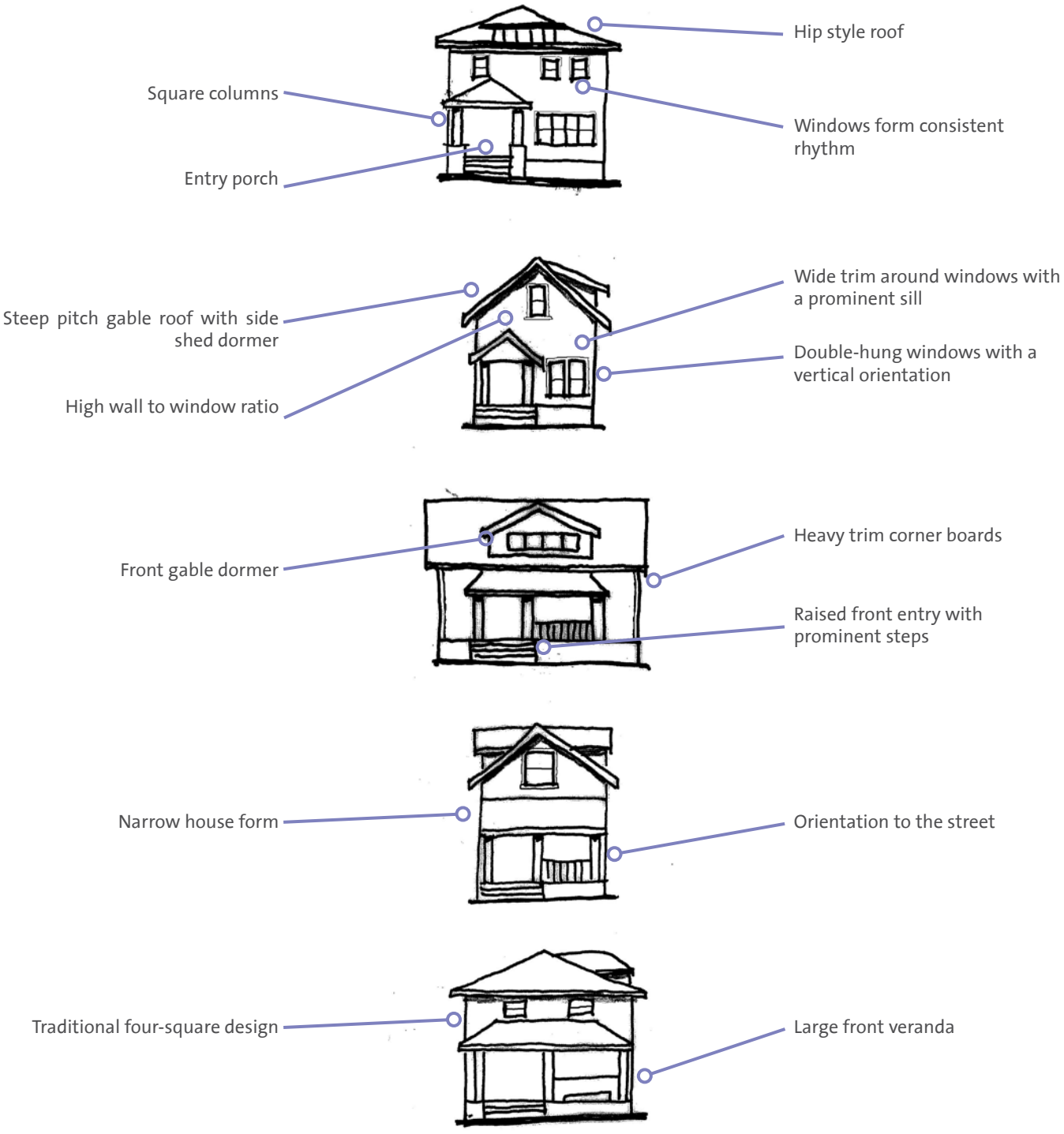
Design guidelines for rehabilitating heritage buildings are addressed through the use of a Heritage Conservation Plan for individual buildings, as part of a Heritage Revitalization Agreement (HRA) or Heritage Alteration Permit. New development on a lot where heritage buildings are located will also apply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

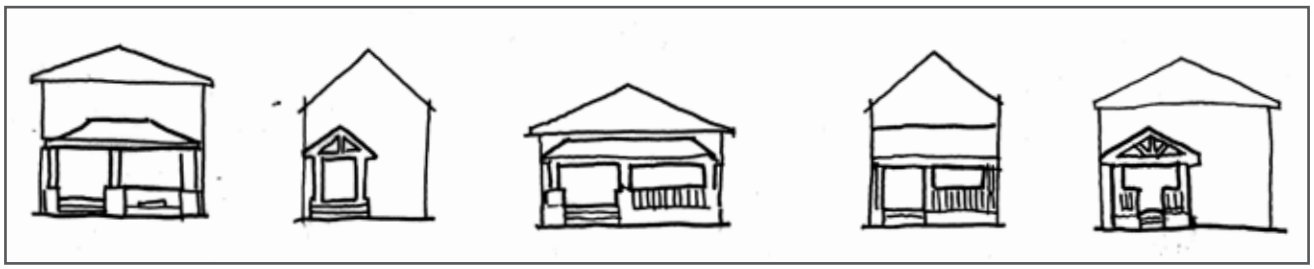
Demonstrates corner lot orientation to the street and a large porch

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) iv.

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.

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

Roof Forms – supplemental to Building Type Guideline 3.2.1 a) iii & 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) vi & 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

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

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).

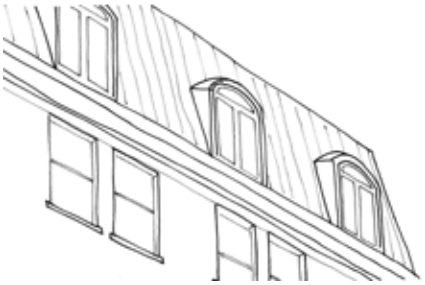
Demonstrates 'heritage-influenced' multi-family buildings

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.



Demonstrates a contemporary mansard roof with dormers

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:

Demonstrates a generous overhang with a flat roof style

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA - *CONTINUED*

- » Mansard roof style: incorporate windows or dormers that create usable or the appearance of usable 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.

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.

Demonstrates inset windows with a vertical orientation and a consistent rhythm

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

iv. Consider building design for all street facing façades that provide windows:

Demonstrates a consistent rhythm across the façade and vertical orientation of the 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.

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA - *CONTINUED*

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

Demonstrates decorative metal fretwork

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).

4.2 Waterfront Village

4.2.1 WATERFRONT VILLAGE DEVELOPMENT PERMIT AREA

The guidelines in this section apply to all types of development within the Waterfront Village Development Permit Area as shown on Schedule A.

i. New development shall be guided by the Waterfront Village Centre Heritage Interpretive Program and the detailed Design Guidelines that are to be completed prior to the issuance of any Development Permits in this Development Permit Area.

ii. The siting and configuration of new development sites shall be generally consistent with Schedule A - Illustrative Concept Plan in the Waterfront Village Centre Neighbourhood Plan to provide a circulation and parks and open space network that is interconnected and encourages non-motorized transportation modes.

iii. Transitional spaces will be used to ensure a sound relationship between different land uses, and could include landscape features, screening devices (including for rooftop and other mechanical equipment), and careful consideration of the placement of windows, patios and roof terraces.

iv. Effective buffering techniques between new development and existing development on adjacent properties will be employed.

v. Best practices to improve accessibility will be incorporated into building design to facilitate people of all ages to fully participate in community life.

vi. Buildings and private landscape areas adjacent to the Fraser River and Como Creek will be designed to provide a gentle transition from areas supporting intensive people-related uses to habitat areas.

vii. Residential buildings shall be designed to express variety and individuality through varied massing, roof forms and material selection. Some higher density development parcels will integrate townhouses at grade, with either direct street access or communal access, in combination with high rise towers.

4.2.1 Waterfront Village Development Permit Area - *continued*

viii. Light Industrial buildings will pay special attention to the long-term flexibility of use for these buildings, particularly their ability to house either large-scale operations or a variety of smaller uses. Buildings fronting streets and sidewalks within the public Right-of-Way shall encourage a built form that is human scaled. Emphasis will be placed on reducing the visual bulk of larger buildings and providing visual interest through variations in massing and roof forms.

ix. Buildings along King Edward Street and adjacent to street ends that terminate at the Fraser River shall encourage the integration of heritage works at key nodes as identified in the Waterfront Village Centre Neighbourhood Design Guidelines. Heritage works may take the form of free standing objects integrated into the landscape or be incorporated into the architectural façade of a building (such as murals or screens).

x. Buildings along the Main Street will contribute to a comfortable public realm and create a street wall that defines and encloses the street, with texture and articulation used to create visual interest and variety. Built form will maximize exposure to the sun and allow stores, cafés and restaurants to spill out onto sidewalks to enhance the pedestrian experience along this street and draw people from United Boulevard to the Fraser River.

xi. Buildings adjacent to the privately owned publicly accessible portion of the Main Retail Street will be designed to define an Urban Plaza that culminates in a Pier or other similar structure adjacent to the Fraser River.

xii. Buildings adjacent to Shared Streets will be important character areas for the neighbourhood. Shared streets maximize the available space to all street users and encourage the integration of pedestrians, bicyclists, parked and vehicles. The integration of the private and public realms adjacent to these streets should differ from other neighbourhood streets in scale and materials.

xiii. Commercial buildings shall promote pedestrian-orientation and provide a disciplined rhythm of storefronts with emphasis placed on smaller scale storefronts where appropriate. Frontage should wrap the corner of buildings at street intersections and extend along side streets so as to minimize the potential for blank walls.

4.2.1 Waterfront Village Development Permit Area - *continued*

xiv. All commercial or mixed use building frontages will provide continuous weather protection. Weather protection should primarily be glass to maximize natural light at street level and should be uninterrupted to provide constant protection from the elements.

xv. The community centre shall be distinct from other private buildings, oriented to the waterfront, and use variation in massing and material selection.

xvi. Signage shall be well integrated into the design of buildings. Scale and proportion will be considered to ensure that signs do not become a dominant feature of a building façade.

xvii. Materials should be durable and reflect the history of the Fraser Mills site, the location, and heritage of the area. Materials such as exposed timbers, stone, brick, concrete, architectural wood, pre-cast and metal panels are appropriate. Where possible, emphasis should be placed on the use of glass to maximize natural illumination within the building and to animate the adjacent streets, parks, sidewalks and trail.

xviii. Off street surface parking lots shall include landscape areas, in addition to perimeter landscaping, to provide shade and break up the impervious surfaces.

xix. Interim measures are to be provided, such as landscaping, appropriate fencing, façades and site signage, to enhance the pedestrian environment and communicate the development plans for subsequent phases.

xx. Crime Prevention Through Environmental Design (CPTED) guidelines will be followed in the siting and configuration of new development sites and building design.

xxi. Development variances may be considered by Council within this Development Permit Area.

4.3 Windsor Gate

4.3.1 WINDSOR GATE DEVELOPMENT PERMIT AREA

The guidelines in this section apply to all types of development within the Windsor Gate Development Permit Area as shown on Schedule B.

For further information on the Windsor Gate development, including the Master Plan Organization, General Design Considerations and Streetscape Standards please refer to the *Windsor Gate Design Guidelines*.

4.3.1 a Unifying Design Elements

a) Unifying Elements

- A common design theme should unify the first storey level throughout the development. This will be achieved through the use of building design elements, choice of materials such as masonry, lighting, street entrances, roof ridges and eave line designs, finishes, or colours. Areas where this expression should be found include:

  i. Principal residential entries to multi-family buildings will all be required to have suitable weather protection such as canopies, port cocheres etc.

  ii. Principle building entries will be clad with brick, stone or architectural concrete;

  iii. City home entries will be clearly identifiable and have a similar door and hardware design and will be clad with brick, stone or architectural concrete;

  iv. Brick or stone will occur in the pedestrian realm in public areas;

  v. Steel and glass canopies will be used at the retail street frontage;

  vi. Contemporary fenestration with minimal mullion detailing will be incorporated in all buildings;

  vii. Low rise buildings (and townhomes) will have pitched roofs with substantial overhangs (typical 2'-6");

  viii. Cornice lines will be incorporated at varying heights to enhance the massing of the mid-rise and high-rise buildings;

  ix. High rise buildings shall have flat roofs; which are articulated along the edge with cornice detailing.

4.3.1 Windsor Gate Development Permit Area - *continued*

b) Public Access to Private Lands

- Where a private amenity has been created on a street front, it would be appropriate to allow public access to such space if it is seen to be an extension of the pedestrian environment – provided adequate security has been provided for the adjacent private space. These semi-public open spaces should be urban in character, with urban standard planting and street furniture (benches, waste bins, lighting).

4.3.1 b Semi-Public Design

c) Treatment of Street Setbacks

- For Nakoma Place and Windsor Gate where a minimum setback is desired, city home frontages should be a combination of concrete or patio pavers, concrete stair and porch, planters and landscaping, and may include retaining walls of a maximum individual height of 1.0 metre and a visually permeable fence of no more than 1.2 metre high. Setbacks on other municipal streets shall be landscaped, fenced or walled. Wall materials where exposed to public view may be articulated architectural concrete, brick/ stone faced or decorative concrete unit block e.g. Pisa or Allen Block. Walls not exposed to public view in the rear yards may be constructed of timber cribbing.

4.3.1 c Public to Private Setback

d) Above-Ground Parking Walls

- In situations where concrete parking garage walls higher than 1.0 metre are exposed to the street, setbacks may be a combination of terraced, planted and lighted retaining walls – each portion of which shall be no higher than 1.0 metre, or may be articulated architectural concrete.

4.3.1 d Exposed Foundation Walls

e) Townhouse Orientation

i. Townhomes situated along Kensal Walk shall have their entrances along this frontage with garage entrances accessible from an auto-lane behind the buildings.

ii. When garages are situated on the same elevation of a townhouse building as the unit entry, architectural elements such as roof overhangs, balconies, and trellis shall be incorporated to minimize the visual impacts of the overhead garage doors.

4.3.1 e Townhouse Orientation

4.3.1 Windsor Gate Development Permit Area - *continued*

f) Roof Forms

- Sloped roofs shall be incorporated within the low-rise buildings.

g) Materials

i. For high-rise buildings materials should be selected from a high quality urban palette, including concrete, brick or stone masonry, acrylic stucco, glass, steel and other metal panels.

ii. For low-rise buildings and the podium portion of high-rises materials should include: brick or stone accents, acrylic stucco or Hardi-plank, concrete, and metal architectural, and wood siding above the first floor on the frontage streets. Decorative metal frontage fences or masonry walls should be employed to unify the streetscape.

iii. Materials selected for use on the townhomes should include natural materials such as wood trim and shingles, durable, ecologically friendly materials such as vinyl siding and also brick and metal appointments to offer continuity with the overall appearance of the community.

4.3.1 g High-Quality Urban Materials

4.4 Partington Creek

Overall Design Vision:
The intent of these Design Guidelines is to create an authentic, cohesive and memorable village rooted in its setting on Burke Mountain, demonstrating a clear expression and understanding of:

1. Best practices including current industry standards and OCP Citywide Guidelines
2. Climate
3. Topography
4. The Forest Landscape.

4.4.1 GENERAL DESIGN GUIDELINES

The intent of these General Guidelines is to establish a consistent approach for the design of:

- Building form and open space
- Building base and streetscapes
- Retaining walls
- Materials and colours.

To achieve this intent, all forms of development are expected to comply with the following guidelines:

1) Best Practices

Design that meets or exceeds current industry standards including OCP Citywide Guidelines and passive energy design; sustainable, durable material choices are expected.

2) Climate

The Lower Mainland has high levels of precipitation and this Northeast area of Coquitlam has even higher levels of rainfall due to its proximity to the mountain slopes. Overcast skies and lower daylight levels are prevalent. Opportunities for design responses to the climate include:

a) Rainwater Management

Rainwater management should be revealed through the building and landscape design. The movement of rainwater from roofs through expressive roof gutters and rainwater leaders into rain gardens or other retention elements supports the design vision. These Design Guidelines encourage innovative strategies for integrating rainwater management into the building and landscape design.



Expressive rain gutters and leaders


Rainwater storage


Rain gardens

Examples of building design integrating rainwater management

b) Low Daylight Levels

Design strategies to offset low daylight levels due to overcast skies especially in the winter are encouraged. Generous window sizes, skylights, transom or clerestory windows and glazed exterior doors are recommended. Reducing roof overhang depth on the north elevation and residential design that optimizes access to natural light, especially in unit plans with one exterior wall, are highly recommended.

Example of apartment entry

c) Colour Palette

A colour palette is recommended throughout the Neighbourhood Centre to complement the natural materials palette - refer to 4.4.2.a for specific colours. Colour variation is expected throughout the Neighbourhood Centre. Larger development parcels should consider the importance of colour and architectural variation to ensure diverse and engaging streetscapes. Refer to 4.4.2.a for additional Guidelines.

d) Weather Protection

Building design that exceeds industry standards to protect the building envelope is strongly encouraged to support sustainability by maximizing the building lifetime, reducing maintenance costs and optimizing affordability.

Building entrances should protect doorways and users from the climate and provide all building typologies with a welcoming front door (private or shared).

Commercial, retail and civic uses are required to include continuous overhead weather protection. Refer to Section 4.4.2.b for detailed Guidelines.

e) Roof Form

These Guidelines encourage roof forms that:

i. clearly express “shelter”

ii. protect the building envelope through minimum overhangs of 2 ft / 0.6 m for townhouses, 4 ft / 1.2 m for all other residential developments and 5 ft / 1.52 m for residential developments on Princeton Avenue

iii. consider reducing overhangs on north facing elevations

iv. consider views from above and from below through integrating wood and exposed structural supports into the soffit design

Demonstrates wood soffits and exposed structural supports

v. provide solar shading on the south and west elevations incorporating wood where possible

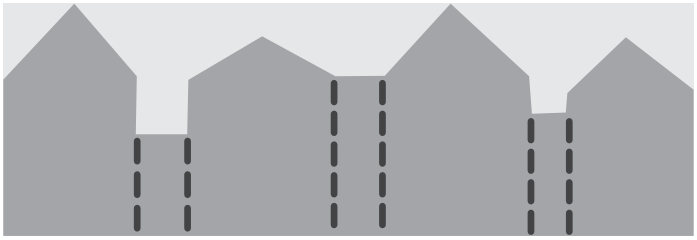
Example of solar shading incorporating wood

vi. consider integrating the direction and flow of rainwater from building roofs into gutters, rainwater leaders and rain gardens into the design aesthetic

vii. throughout the Neighbourhood Centre, simple, sloping, sheltering roof forms including gables and sheds are expected (refer to Roof illustration 1)

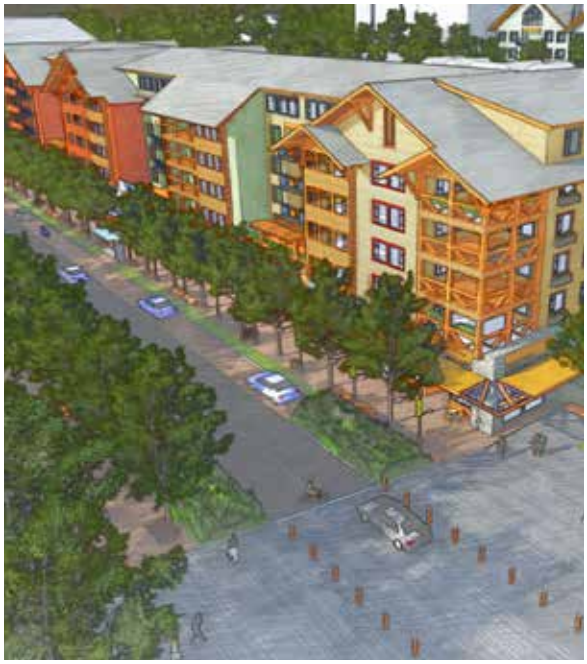
viii. along Princeton Avenue gabled roofs are required to be the dominant roof form with a recommended 6:12 roof pitch, contributing to a unique identity for the commercial "heart" (refer to Roof illustrations 2-4)

Roof illustration 1: Neighbourhood Centre precedent not including Princeton Avenue



Roof illustration 2: conceptual roof line along Princeton Avenue

Roof illustration 3: Princeton Avenue precedent



Roof illustration 4: Princeton Avenue precedent

ix. outdoor amenity spaces at grade and on podium roofs should be designed to optimize views from above - refer to 4.4.4.a for additional guidelines for flat roofs

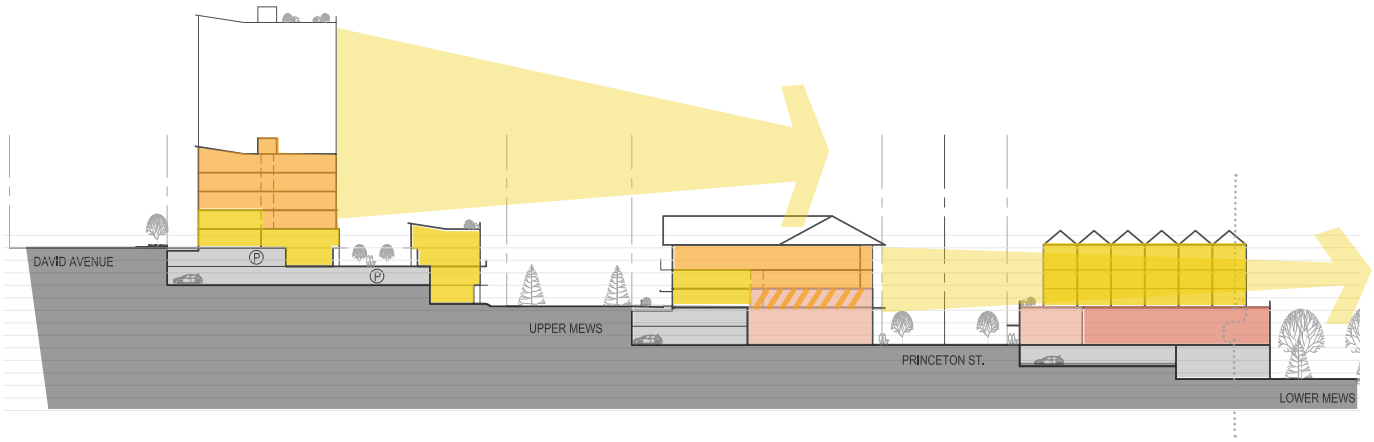
Illustrates views over rooftop amenity spaces

3) Topography

The Neighbourhood Centre is located on a steeply sloping mountainside. Building design should consider:

a) Views

i. Stepped building forms located to optimize views over and through adjacent developments, as illustrated below.

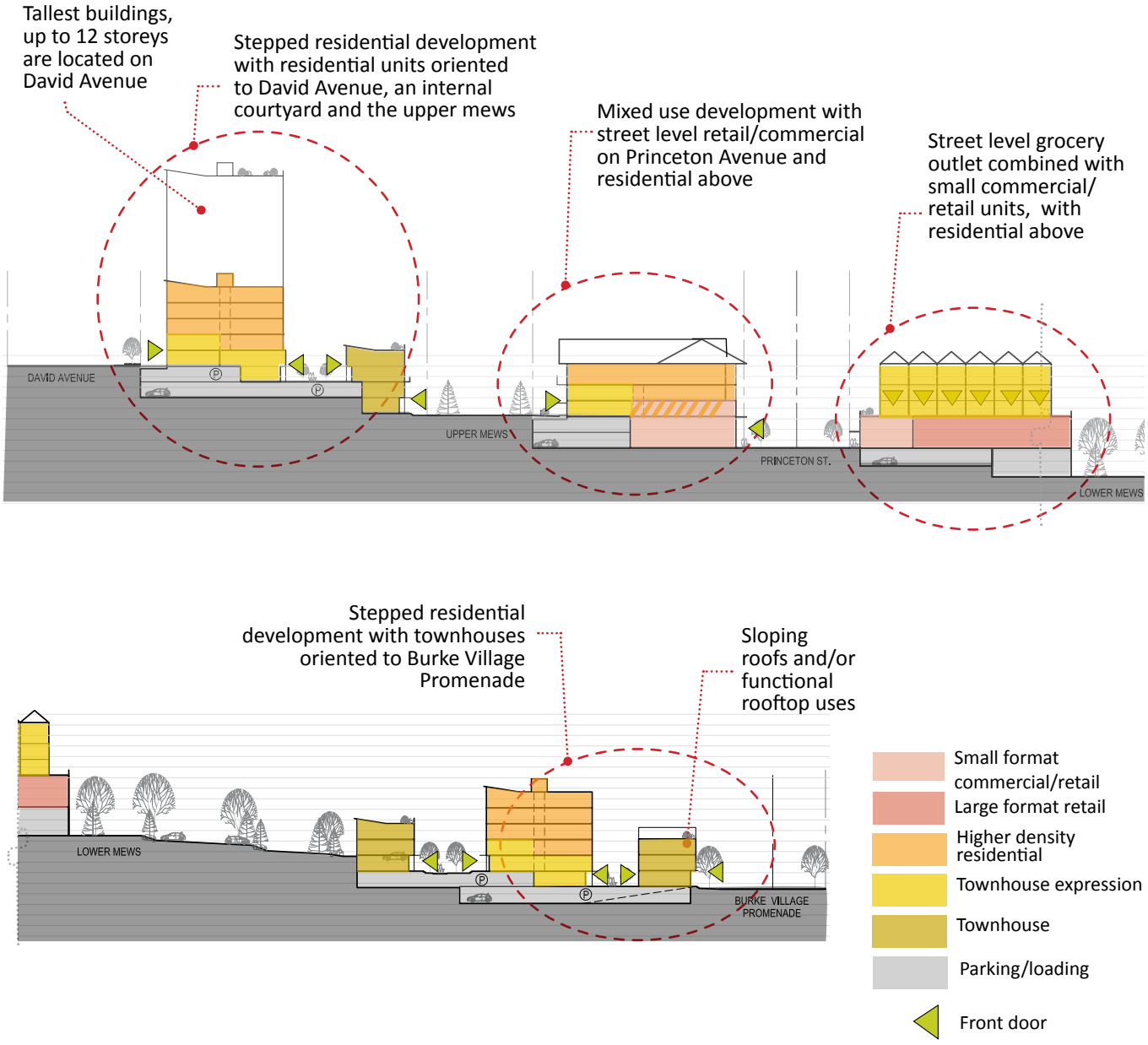


ii. The importance of views looking up at developments, impacting the soffit design and the undersides of building projections including bays and balconies.

Illustrates wood roof and balcony soffits

b) Stepped Building Forms

The following diagram illustrates terraced building forms, following the natural topography, integrating underground parking into the uphill portion combined with townhouses on the downhill portion.



c) Parking Access

Access to underground parking should support walkable streetscapes. Incorporating landscaping, retaining walls, stone and timber "entry elements" into the overall design is strongly encouraged.

Illustrates underground parking access materials and landscape

4) The Forest Landscape

This Guideline intends to integrate the colours and materials from the surrounding Burke Mountain landscape into the Neighbourhood Centre.

a) Natural Building Materials

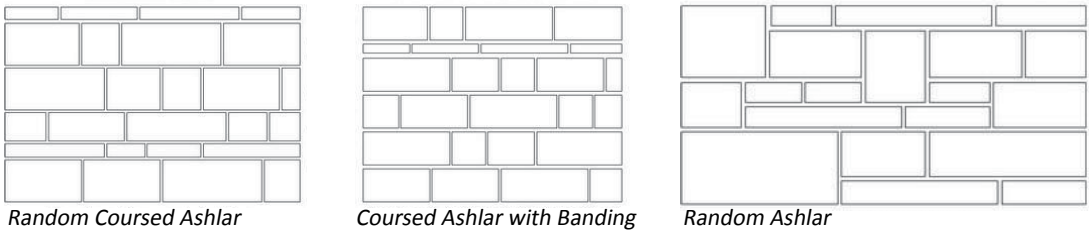
Consistent use of wood and stone provide a strong connection between built form and the forest landscape. Hardy Island Granite, Black Tusk Basalt and Whistler Basalt are quarried in closest proximity to Burke Mountain. The consistent use of Ashlar bonds (rectangular cut stones with random coursing) will provide coherence for the varying tones of gray stone.

i. The use of wood, as regulated in the Building Code, is expected in protected areas including soffits, undersides of balconies and under overhead weather protection. High quality products designed to resemble wood may be acceptable where the Building Code is prohibitive. Refer to Section 4.4.1.3.a.ii for additional Guidelines.

ii. Stone is recommended at the base of all developments in public view. Selective use of stone above the building base to support design innovation and excellence is encouraged.

iii. To support the Design Vision including the authentic use of natural materials, a minimum thickness of 3" (full veneer) is recommended for stone cladding.

Stone cladding options



Random Coursed Ashlar *Coursed Ashlar with Banding* *Random Ashlar*

Masonry pattern options

b) Colour Palette- refer to Sections 4.4.1.c and 4.4.2.a.

4.4.2 MIXED USE CONTINUOUS STREET LEVEL RETAIL/COMMERCIAL

The continuous shopping street portion of Princeton Avenue is part of the neighbourhood's commercial 'heart', where residents and visitors will access goods and services in a village setting.

Princeton Avenue is envisioned as an active street with a defined human scale, complementing the main public plaza and social 'heart'. The character of this portion of the Neighbourhood Centre will be distinct through the specific treatment of roof forms, streetwall articulation and building materials.

a) Building Design

The continuous commercial/retail portion on the north side of Partington Avenue is envisioned as a collection of distinct shopfronts within a unifying framework: stained or naturally finished wood elements integrated into the overhead weather protection and building design; tall, transparent shopfronts; a defined streetwall and dominant use of stone and wood.

Integrating a human scale into the architecture is key to engaging pedestrians at the street level. A careful use of textured, natural materials and well crafted details support placemaking that resonates with residents and visitors.

Variation in materials, colours and overall building height is encouraged to create a rich and varied streetscape. For larger development parcels, changes in cladding, colour and design of overhead weather protection is expected every 30 - 45 meters.

A streetwall up to six storeys is envisioned, with intermediate upper level stepbacks. Articulation of the building façade including balconies and bays integrating wood elements are expected.

Example of innovative building design and varied streetwall height

Illustrates decks incorporated into upper level stepbacks

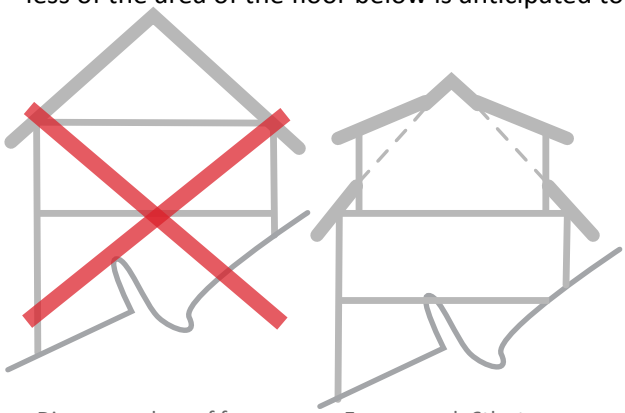
Streetwall Height, Building Scale and Composition - **supplemental to Building Type Guideline 3.1.2 a)**

i. A maximum building height of 6 storeys including 4.5-5.5 m tall ground level for all street fronting uses is encouraged along the north side of Princeton Avenue The top floor of 6 storey buildings is encouraged to be integrated into the roof form. A maximum building height of 4 storeys is encouraged on the south side of Princeton Avenue. Variation in the streetwall height is encouraged.

Illustrates streetwall height and overall form and massing

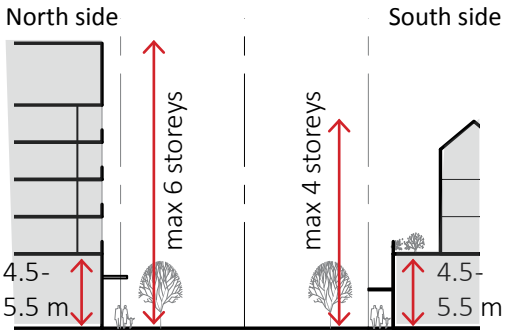
Illustrates street level materials

ii. Six storey developments with gabled roofs are encouraged to integrate the top floor into the roof form and reduce the area of the top floor, compared to the floor below. Reducing the 6th floor to 80% or less of the area of the floor below is anticipated to reach the desired result.



Discouraged: roof form added to 6th storey

Encouraged: 6th storey integrated into roof form



Conceptual section illustrating streetwall heights

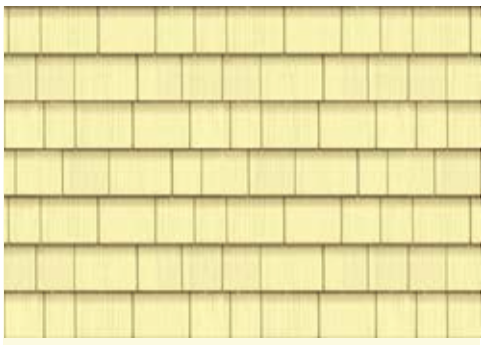
Building Materials **-supplemental to Citywide Guideline 2.1.1 b)**

ii. Wood or cementitious lapped siding, board and batten, and/or shingles are recommended for siding materials above the street level.

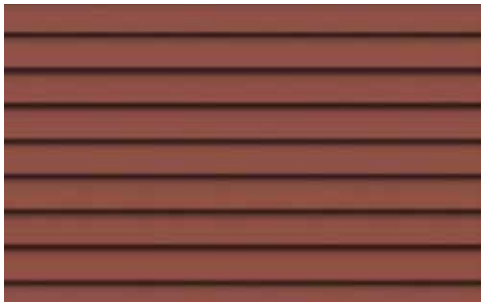
iii. See below for the specific colour palette. Stained and naturally finished wood products are encouraged, where building regulations permit.

Recommended colour palette: Benjamin Moore's "Historical True Colours"

Example of board and batten siding



Example of shingle siding



Example of lapped siding

Commercial Frontage **-supplemental to Citywide Guideline 2.2.2.a)**

iv. The finish on shopfront glazing frames will be either black, clear anodized or "wood coloured".

v. Panels including wood, stone, concrete and ceramic tile along the shopfront base are encouraged as an opportunity for decoration and variation along the active retail streetscape.

vi. Residential entrances within the continuous retail streetscape are encouraged to emphasize transparency; integrate coloured accent elements, stained or naturally finished wood elements including soffits and structural elements; and unique lighting and paving materials.

vii. All building addresses including lighting should be integrated and complementary to the overall building design.

Illustrates residential entrance treatment

Building Materials **-supplemental to Citywide Guideline 2.1.1 b)**

viii. Wood or cementitious lapped siding, board and batten, and/or shingles are recommended for siding materials above the street level.

ix. See 4.4.2.a.iii for the specific colour palette. Stained and naturally finished wood products are encouraged, where possible.

b) Commercial and Retail Shopfronts

Transparency and Glazing **- supplemental to Building Type Guidelines 2.2.2 a) and 2.1.1 g)**

i. Design ground floor commercial frontages to maximize glazing while preserving areas at the building base for architectural treatment. Mirrored glass and spandrel glazing are discouraged.

ii. Extend glazing to building corners to optimize transparency.

iii. Transom windows and glazing that maximizes shopfront transparency of the commercial ground level units are encouraged.

iv. Integrating overhead garage doors to increase access to sideways patios and plazas is encouraged.

v. Mid-block walkways are recommended to increase pedestrian connectivity – refer to page 40 of Part 1 Concept Plan. These walkways are considered to be part of the public realm and Sections 4.4.2.b.i, 4.4.2.b.iii, 4.4..b.vi. apply to portions of the commercial and retail shops bordering all mid-block walkways

vi. Mechanical, electrical, plumbing and all other servicing should be carefully integrated into the shopfront interior including dropped ceilings, and the exterior including grilles, vents and electrical boxes, to be unobtrusive and avoid conflicts with glazing, signs and shopfront transparency.

Illustrating shopfronts with overhead doors

Demonstrates glazed overhead weather protection with timber elements.

Weather Protection Coverage **- supplemental to Building Type Guideline 2.2.2 b)**

vii. Overhead weather protection including glazing and a clear expression of naturally finished wood/timbers incorporated into the frame and structure are required along the marketplace and all active uses on Princeton Avenue.

viii. A minimum depth of 2.4 m is required for overhead weather protection. Deeper canopies (i.e., 3.0 m) are encouraged when building setback areas are to be used for outdoor seating and outdoor merchandise display to optimize use of this space.

ix. Overhead weather protection must be supported using cantilevers, brackets or other structural systems that do not extend to the ground plane or impact pedestrian movement.

Demonstrates recessed doorways and glazing on tall shopfronts.

x. Careful consideration of the relationship between adjacent canopies, especially canopies with varying depths, is expected. Aligning canopy depths is recommended where building setbacks vary.

xi. Gaps between canopies should generally be a maximum of 1.0 m and align with architectural breaks.

xii. Awnings are not permitted.

Recessed Doorways - **supplemental to Citywide Guideline 2.2.2 d)**

xiii. Commercial entrance doors are encouraged to be recessed 1.0 m minimum to ensure the door swing does not intrude into the sidewalk, to provide additional space for retail displays and to accommodate changes in grade. Glazing should be provided in the sidewalls of the recess.

Signage - **supplemental to Citywide Guideline 2.2.4 a)**

xiv. High quality, custom designed, commercial signage designed to reflect the character of the tenant/ business, maintain shopfront transparency, be consistent with the quality of the overall shopfront design and avoid conflict with other neighbouring tenant's signage is encouraged. Generic, pre-manufactured or stock signs are discouraged.

xv. All electrical, mechanical and structural services and/ or supports must be concealed or integrated into the sign.

xvi. Primary commercial/retail signs integrated into the underside of the overhead canopy and secondary signage mounted to the street level façade are encouraged.

xvii. Blade signs, supported by brackets fastened to the building façade are encouraged.

xviii. High quality, custom designed shop signs suspended under the glazed canopy, perpendicular with the building face with directional lighting are required.

xix. Fascia signs comprised of individual letters, mounted on the storefront are permitted.

xx. All hardware, including directional lighting, should be consistent for all shopfronts. Powder coated, black metal brackets and light fixtures are recommended.

Demonstrates under canopy signage parallel with the building façade.

Demonstrates custom designed shop signs

xxi. Custom painted or vinyl letters/graphics applied to the glazing and custom illuminated or neon signs inside the storefront glazing, are encouraged.

xxii. The combined total area of signage applied to or behind the glazing may not exceed 10% of the total area of shopfront glazing.

xxiii. Simple neon signs, designed to maintain transparency between the glass tubes, i.e. without a mounting box, are encouraged.

Demonstrates recommended neon signs

Demonstrates signs applied to shopfront glazing

c) Site Design

i. To support variety and visual interest along commercial streetscapes and a preference for tall, narrow proportions, a maximum shopfront width of 10 m is recommended.

ii. Elements contributing to a fine grained commercial streetscape include signs and directional lighting between shopfronts; opportunities for rainwater leaders and planters; brackets to support overhead canopies; recesses for seating and merchandise display; and residential entrances are encouraged.

Corners and Intersections – supplemental to Site Design Guideline 3.1.3 c) and 3.1.3 e)

iii. Commercial and flexible use buildings, and the northwestern corner of the civic facility are encouraged to not have setbacks for small corner plazas at intersections, with the intention to promote restaurants, cafes and other active uses to concentrate at the central plaza along the spine.

Plaza Design – supplemental to Site Design Guideline 3.1.3 d)

iv. Mid-block walkways are encouraged for access between Princeton Avenue and public parking in the mews to the south and north, to on-street parking along David Avenue and Burke Village Promenade, to parking at the civic facilities, and to residences within walking distance. Refer to the suggested mid-block link locations in the potential mid-block connection diagram.

Potenital mid-block connections (locations may vary based on final parcels)

4.4.3 MIXED USE MARKETPLACE

Adjacent to the plaza, Princeton Avenue will develop with a grocery outlet combined with smaller commercial units and possible residential above. The intention of these Guidelines is to ensure the grocery outlet provides a rich pedestrian experience and supports the overall design vision. The Princeton Avenue façade will integrate natural materials, retail/commercial entries, generous areas of glazing, opportunities for seating and retail display, and continuous weather protection. Continuity along both sides of Princeton Avenue will be achieved through a consistent use of materials and design of weather protection design.

Demonstrates transparent ground floor grocery outlet with residential above

Demonstrates treatment of street level grocery outlet

a) Site Design

i. Separate retail units, residential entrances, and grocery store departments such as a florist, bakery or coffee shop, should be integrated into the streetscape to provide an active edge to the civic plaza and Princeton Avenue.

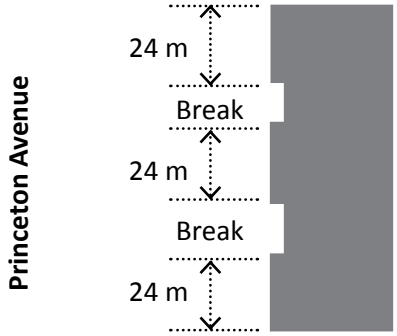
ii. Where a longer frontage is presented by the anchor grocery store, windows providing views into the store from the sidewalk should be available over at least 50% of the Princeton Avenue frontage and be designed to discourage the potential that they will be covered over with posters or displays when the store is in use.

iii. All building addresses including lighting should be integrated and complementary to the overall building design.

Building Materials - Continuous Street Level Retail -
supplemental to Citywide Guideline 2.1.1 b)

iv. The finish on shopfront glazing frames will be either black, clear anodized or wood coloured to support continuity along the streetscape.

v. Integrating overhead garage doors to increase access to sideways patios and plazas are strongly encouraged for retail and commercial units facing the central plaza.



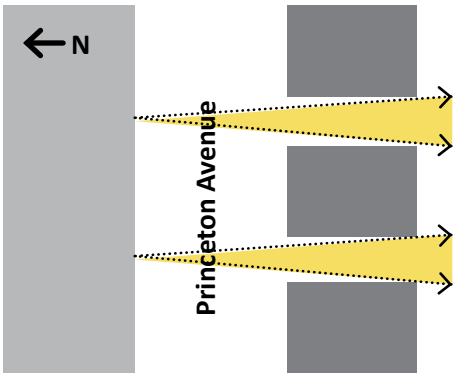
Demonstrates breaks along Marketplace façade

Streetwall Height, Building Scale and Composition -
supplemental to Building Type Guideline 3.1.2 a)

vi. Significant architectural "breaks" on the Princeton Avenue façade, spaced maximum 24 m apart, including entrances to smaller commercial retail units, secondary entrance to the grocery outlet, "inverted" bays, green walls, etc. are required.

Residential Development above Street Level Uses -
supplemental to Citywide Guideline 3.1.1 g)

vii. Townhouse forms above the grocery outlet should be oriented north-south to optimize views to the south from residential development on the north side of



Demonstrates views through residential development over the marketplace

4.4.4 RESIDENTIAL DEVELOPMENT

The intent of these residential guidelines is to encourage a mix of typologies that fit into the steeply sloping mountain side, creating walkable, engaging residential streetscapes.

a) Building Design

i. Simple, sloping roof forms including gables and sheds are expected to be the dominant roof forms. Flat roofs are only permitted when they provide outdoor amenity space and they are required to integrate into the sloping roofscape. Skylights and dormers are encouraged to increase daylighting on north facing interiors.

ii. All building addresses including lighting should be integrated and complementary to the overall building design.

Building Materials - supplemental to Citywide Guideline 2.1.1 b

iii. Apartment buildings are encouraged to incorporate 2 storey units, where possible, with private entries, front gardens, fences or hedges and garden gates along the streetscape. Where 2 storey units are not feasible, private entries, front gardens, fences or hedges and garden gates are encouraged on all ground level units.

Demonstrates treatment of ground level units

Precedent roof forms

iv. All building materials including soffits, door and window trim, railings and guardrails should be durable and consistent with the overall design intent and sustainability objectives. Perforated aluminum or plastic soffit material is not permitted.

v. The design of private and shared residential entrances should incorporate wood elements including heavy timbers.

vi. Rooftops are encouraged to provide functional, outdoor space where possible.

- supplemental to Building Type Guideline 3.1.1 d)

vii. Continuous or extended balconies are encouraged on the south and west elevations to enhance solar shading.

viii. Rooftop decks are recommended to be 2.4 m and balconies 2.1 m minimum depth to be functional and support livability.

- supplemental to Building Type Guidelines 3.1.1 i) and 3.1.3 c)

ix. Integrate the design of building entrances with public plazas wherever possible.

x. Where a public, pedestrian pathway, sidewalk or right of way is adjacent to a development, provide ground level units with private entrances oriented to the pathway to enhance walkability and reinforce a fine grained streetscape.

xi. All building addresses including lighting should be integrated and complementary to the overall building design.

Demonstrates use of wood in townhouse developments

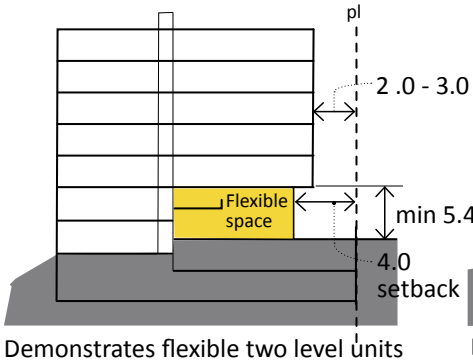
Demonstrates well crafted timber details

Demonstrates wood and stone integrated into apartment design

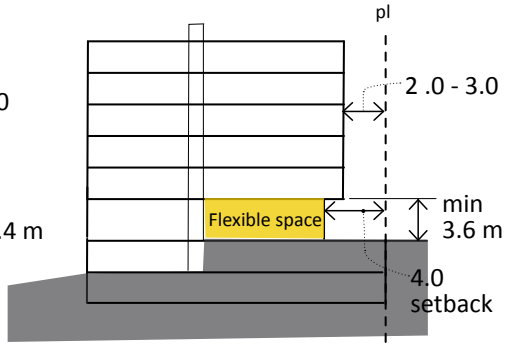
4.4.5 FLEXIBLE STREET LEVEL RETAIL/RESIDENTIAL

Flexible Street Level Retail/Residential is intended to accommodate a variety of land use scenarios as the Neighborhood Centre develops, including one level or two level street oriented residential or commercial units. Street level residential units should be designed to allow conversion into commercial or retail use as the density and capacity to support more commercial/retail increases. This portion of Princeton Avenue should continue the pattern of tall, ground level units in adjacent mixed use developments (refer to diagrams below) and consider 4.0 m setbacks for ground level units to increase privacy for residential use on Princeton Avenue. This setback would function as outdoor display or patio seating when the use is non-residential.

Demonstrates tall ground level flexible units with increased setback



Demonstrates flexible two level units



Demonstrates one level flexible units

Transparency and Glazing **- supplemental to Building Type Guidelines 2.2.2 a) and 2.1.1 g)**

i. Residential street level design should consider façade transparency for future commercial/retail uses.

Weather Protection Coverage **- supplemental to Building Type Guideline 2.2.2 b)**

ii. Street level residential uses are required to incorporate weather protection to allow for conversion into future commercial/retail uses.

4.4.6 MIXED USE COMMERCIAL RECREATIONAL COMPLEX

These public buildings should be emblematic of the design vision. They should establish or reinforce a clear and strong identity for the Neighbourhood Centre. They should also contribute to the pedestrian nature of Princeton Avenue (refer to 4.4.2.b.i-ix) and the public character of the plaza. A Development Permit is not required for civic/institutional uses.

Precedent civic/recreational images

4.4.7 PUBLIC REALM AND LANDSCAPE GUIDELINES

The Partington Creek Neighbourhood Centre Streetscape Guidelines are the primary source of design directions for the public realm including the design of streetscapes, local lanes, the Upper and Lower Mews and the Central Spine between David Avenue and Burke Village Promenade. The following guidelines are supplemental to the Streetscape Guidelines and pertain primarily to public realm areas not covered in the Streetscape Guidelines and semi-private and private landscaped areas.

Public Realm

i. **Surface Treatment** – **supplemental to Citywide Guidelines 2.4.2 a) and b)**

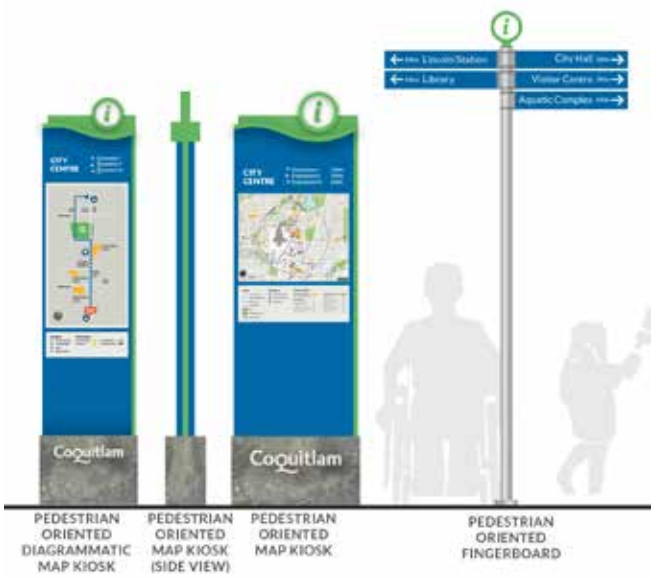
Paving materials and related surface treatments in the public realm are detailed in the Partington Creek Streetscape Guidelines. Paving patterns in the public realm should be referenced in order to continue the pattern and materials of the Princeton streetscape into areas of the streetscape located on semi-private or private property that are intended to be used and read by users as an integrated and seamless part of the public realm.

ii. **Streetscape Standards** – **supplemental to Citywide Guideline 2.4.2 c)**

The City of Coquitlam Standards and the Partington Creek Streetscape Guidelines should be referred to for all required frontage improvements (perimeter works and services).

iii. **Directional and Wayfinding Signage**

Directional and informational signage should be installed following the standards and guidelines in the Coquitlam Wayfinding Plan including map kiosks on Princeton Avenue and vehicular and bicycle directional signs at key decision



Demonstrates informational signage from the Coquitlam Wayfinding Plan

Landscape Elements

Lighting – supplemental to Citywide Guidelines 1.5.3 a) and b)

i. Lighting on private property with public access should use light fixtures that integrate with the character and match the colour and material of streetscape lighting in order to achieve a cohesive streetscape and should be consistent with the building design.

ii. Light emissions should be designed to reflect a natural light spectrum and render colours similar to daylight.

Demonstrates fence materials and contemporary design

Fence Design – supplemental to Citywide Guideline 2.5.1 c)

iii. Fences should be of high quality materials that integrate with and complement the character materials and colours of the site furnishings selected for the detailed design of the Princeton streetscape. Appropriate fence materials include metal with a contemporary design expression (anodized steel, stainless steel, aluminum), treated wood and cast in place concrete and stone for posts.

Seating

iv. Seating in the public realm should be of three types: benches, low walls and planter edges designed for seating as part of the detailed design of the Princeton streetscape, a suite of catalogue benches specified in the detailed design of the Princeton streetscape, or movable tables and chairs set out by restaurants / cafes or by the civic facilities fronting on Princeton and the Central Plaza.

v. Seating elements are an opportunity to use locally sourced wood including wood milled from lumber from the site as a placemaking strategy.

Illustrates seating milled from local lumber source

Demonstrates movable tables and chairs and seating integrated into a landscape design

Furnishings

vi. Furnishings in the public realm should be selected from the range specified in the detailed design of the Princeton streetscape including: trash and recycling receptacles, water fountains, bicycle racks and bollards. *Refer to the Partington Creek Streetscape Guidelines for more information.*

Stormwater Features

i. In order to reveal the operation of rainwater management through design, visible features within the public and private realms are encouraged. Features to collect and detain rainwater within the public realm could include: features to receive rainwater from buildings, rain gardens integrated into plazas and courtyards, surface channels along stairs or ramps, and public art that is integrated with and designed to make rainwater management visible.

Demonstrates stormwater features in adjacent to public movement routes

Planting and Plant Materials – supplemental to City wide Guidelines 2.5.2 b), c) and d)

ii. Street trees of a species selected during the detailed design of the Princeton streetscape should be planted in the boulevard zone using the City standards developed for healthy street trees, including the use of silva cells, structural soil or other technical solutions to encourage root growth and access to rainwater. Tree grates are encouraged as a means to permit pedestrian access between parking cars and the movement zone of the sidewalks.

iii. The selection of plant materials throughout Partington Creek Neighbourhood Centre should focus on plants that are indigenous to the mountainside or similar cultivars that are well suited to the local climate. Plants that are known to attract bears should be avoided (i.e. strawberry plants).

iv. Surface stormwater detention basins are encouraged, where they do not impede movement or outdoor uses, such as in the area between the movement zone of the sidewalk and the building face or in residential courtyards. These basins should be planted with a variety of species that tolerate being wet during rain events to emulate a naturalized planning area rather than with formal geometries.

Demonstrates stormwater feature plantings

Retaining Wall Design – supplemental to Citywide Guideline 2.3.2 d)

v. Retaining walls should be finished at the top to ensure that walls do not end abruptly or expose rough edges to potential contact. Wall tops should transition into soft landscape, either landforms or planting.

Bicycle Circulation

vi. In addition to on and off-street bicycle routes and paths, all pedestrian links should include a bike channel in any stairs to facilitate movement of people walking bicycles on routes that connect up and down the slopes of the Neighbourhood Centre.

Demonstrates bike channels for ease of movement up and down stairs

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5 Environmental Guidelines

The Guidelines in this section apply to all types of development in all Development Permit Areas for the protection of the natural environment and the protection of development from natural hazards.

5.1 Watercourse Protection

5.1.1 WATERCOURSE PROTECTION DEVELOPMENT PERMIT AREA

The Watercourse Protection Development Permit area is to ensure the review of proposed development activities adjacent to watercourses, in accordance with the ***Zoning Bylaw's*** Riparian Areas Protection Regulations (RAPR).

Further watercourses may be identified as development plans are undertaken. Fish habitat values, top-of-bank surveys and biophysical and hydrological characteristics of all watercourses will need to be evaluated by the applicant prior to the issuance of a Development Permit. Streamside protection measures will be determined, as appropriate, in consultation with senior government regulatory agencies. Formal authorization under the Federal ***Fisheries Act*** may also be necessary.

a) Guidelines

i. Development within 50 metres of the top-of-bank of a watercourse located within the Northeast Coquitlam Area Plan and Development within 30 metres of the top-of-bank of a watercourse located within the City Centre Area Plan, and the Austin Heights, Maillardville, and Burquitlam-Lougheed Neighbourhood Plans triggers a Watercourse Protection Development Permit and a review under the Riparian Areas Protection Regulations (RAPR) of the ***Zoning Bylaw***.

ii. The Watercourse Protection Development Permit shall set conditions and may facilitate modification of the applicable regulations to achieve the enhancement and protection of watercourses, while ensuring the following guidelines are met:

- That environmentally sensitive areas and features are identified, protected, restored, replaced or enhanced, as appropriate.
- That the quality of water and rate of runoff to receiving watercourses shall be maintained as close to pre-application conditions as possible, or improved.
- That the proposed alteration of land or development will not result in erosion, sloughing, landslip or flooding.
- Riparian areas along watercourses shall be protected in accordance with standards which Council may approve by bylaw and through any necessary authorization by senior levels of government.
- Ensure that the features and attributes under a federal *Species At Risk Act* (SARA) Critical Habitat Order are protected.

5.1.2 SCOTT CREEK DEVELOPMENT PERMIT AREA

The guidelines in this section apply to all types of development within the Scott Creek Development Permit Area as shown on Schedule A.

a) Guidelines

i. Provide temporary fencing, sediment control, signage and such other measures as may be required to ensure that construction activity does not impinge on fisheries habitat areas along Scott Creek and the Coquitlam River during construction within this Development Permit Area.

ii. Conduct site grading, site drainage and the siting of buildings and parking areas in a manner that does not adversely affect fisheries values in the adjacent streams.

5.2 Braid Street Fill Site

5.2.1 BRAID STREET FILL SITE DEVELOPMENT PERMIT AREA

The guidelines in this section apply to all types of development within the Braid Street Fill Site Development Permit Area as shown on Schedule A.

This area is a former landfill site and is subject to potential hazards, including differential land settlement, explosive and noxious gases, noxious leachates and unpleasant odours.

a) Guidelines

i. Provide a report certified by a professional engineer with demonstrated expertise in geotechnical matters and the handling of dangerous gases and leachates where potential hazards exist at the applicant's expense to assist Council in determining detailed guidelines and conditions for issuance of such a permit.

ii. Provide siting and servicing of development to allow for construction of the United-Braid connector.

iii. Complete remediation for the site and redesignation to an industrial land use before new development proceeds.

5.3 Hazard Risk Management

5.3.1 UNSTABLE SLOPES DEVELOPMENT PERMIT AREA

The guidelines in this section apply to all types of development within the Unstable Slopes Development Permit Area as shown on Schedule B.

This Development Permit Area has been created because development of these lands involved extensive earthworks to reshape former gravel pits, adjacent to a tributary which lies just above a section of Hoy Creek that has high fisheries habitat values. Under these circumstances, there are particular possibilities of hazard or damage to the public, property, or the environment, from land slippage, erosion, flooding, or the discharge of mud or silt.

a) Guidelines

i. Submission of a geotechnical report by a qualified professional engineer;

ii. Supervision of excavation or placement of fill by a qualified professional engineer;

iii. Variance of the siting requirements of the Zoning Bylaw for structures and parking areas;

iv. Variance or supplementing of the requirements of the City of Coquitlam Subdivision and Development Servicing Bylaw for drainage works, earth-retaining works or revegetation;

v. Retention of existing vegetation;

vi. Enactment of "specified areas" Bylaw to provide for maintenance of any steep slopes which are proposed to be transferred to City ownership; together with registration against adjacent lots of a "save harmless" covenant in favour of the City;

vii. Adherence to a specified phasing of development;

viii. Detailed lot grading plans;

ix. Deposit of securities to ensure that contravention of a condition of a permit does not result in unsafe conditions;

x. Design review of buildings other than for single-family residential use to assure that the siting and design of such buildings is appropriate to site conditions;

xi. A survey plan prepared by a certified BC land surveyor showing the top-of-bank and natural boundary of streams relative to legal boundaries;[1]

xii. An environmental inventory and impact assessment related to water courses by a registered professional biologist (to measure compliance with the federal Fisheries Act), and any other appropriate environmental legislation.

5.3.2 INTERFACE WILDFIRE RISK MANAGEMENT DEVELOPMENT PERMIT AREA

The guidelines in this section apply to all types of development within the Interface Wildfire Risk Management Development Permit Area as shown on Schedule "B".

The lands identified as the Interface Wildfire Risk Management Development Permit Area are designated a hazardous condition development permit area to help protect buildings and properties near interface boundaries from heat radiation, direct flame contact and/or airborne embers produced by interface wildfires.

For the purposes of this section, flammable vegetation is defined as coniferous trees and shrubs (mature and immature fir, cedar, pine, spruce, juniper, etc.) and significant concentrations of ground fuels (deadfall, long grasses), and as determined by City staff.

Low/limited flammability vegetation is defined as deciduous trees and shrubs and other low/limited flammability vegetation, and as determined by City staff.

a) Buildings and Properties Directly Adjacent to Interface Boundary

i. Require Class 'A' asphalt roofing as a minimum standard in new construction.

ii. Require non-combustible siding (i.e., hardi-plank) on building façades that directly face interface areas.

iii. Require heavy timber construction, fire-retardant treated materials and/or other non-flammable materials for decks and railings that directly face interface areas.

iv. Wherever possible, pursue opportunities for large setbacks (10 metres minimum) between new buildings and forested areas (urban-interface boundary).

b) Buildings and Properties Located Within 200 Metres of Interface Boundary (but not directly adjacent to interface boundary)

i. Require the use of limited/non-combustible roofing materials (Class 'A' or 'B').

c) Landscaping for Properties Directly Adjacent to Interface Boundary

i. Remove flammable vegetation, in yards between new buildings and forested areas (urban-interface boundary), prior to occupancy, subject to environmental/riparian area requirements.

ii. Require new vegetation/planting in yards between buildings and forested areas (urban-interface boundary) to be of a low/limited flammability variety, adequately spaced (trees located 3-6 metres apart) and not overhanging building roofs and decks. Any landscaping undertaken must ensure that environmentally sensitive areas are protected in accordance with City bylaws.

iii. The use of sprinkler irrigation systems in yards between buildings and forested areas is encouraged.

d) Procedures

For properties directly adjacent to interface boundaries, developers and builders are required to either:

i. Apply the proceeded Development Permit Area guidelines, or

ii. Retain a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in fire protection to conduct a fuel hazard assessment and develop recommendations for mitigating these hazards, and apply these recommendations through development of these properties, subject to review and concurrence by City staff.

Glossary

a) **Architecturally Treated Concrete** is concrete that has been, scored, stamped, shaped, coloured, polished and/or treated in an architecturally interesting manner to make it more aesthetically pleasing.

a) **Character Streets** are street frontages that possess key features that provide them with a unique and distinguishable identity. They function not only as a link for mobility, but also as a place for activities. Developments along this street frontage will be encouraged to provide a continuous, active, ground-oriented commercial, civic, or assembly storefront façade or streetwall.

b) **Employment Living Street Frontage** is a street where the ground level units must be designed to accommodate either live/work, commercial and/or residential uses.

c) **Frontage Zone** is the portion of the sidewalk that is directly adjacent to the front of a building. This is often the location for cafe tables and outdoor display. The frontage zone can be part of the public right-of-way or located on private property.

d) **Furnishing Zone** is the portion of a sidewalk that is directly adjacent to the curb. It is the location for street trees, street lights and other street furniture. This zone acts as a buffer between the street and the pedestrian through zone. This area is often called a boulevard.

e) **High-rise Building** is a building that is generally above twelve storeys in height. Also referred to as a tower.

f) **Interlocking Landscaping Bricks** are small scale bricks, often made of concrete, that can stack and fit together to form a retaining wall. The exposed face is treated in an aesthetically pleasing manor. This does not include large scale “lock-blocks”.

g) **Landmark Building** a building deemed to have a high-degree of architectural design excellence and located on a prominent and/or ‘gateway’ site.

h) **Landscaped Parking** is a surface parking lot which contains a number of, evenly distributed, landscaped areas containing trees and other plant material, that is used to break up the parking lot into smaller sections.

i) **Low-rise Building** is a building that is generally less than four storeys in height.

j) **Mandatory Commercial Street Frontage** means a street frontage along which development must provide continuous commercial storefront units. Appropriate breaks is the frontage may be considered for access to upper level uses, underground parking or a urban plaza that complements the commercial street.

k) **Mid-rise Building** is a building that is generally between four to twelve storeys in height.

l) **Optional Commercial Street Frontage** means a street frontage along which development will be encouraged to provide continuous commercial storefront units. Appropriate breaks is the continuous commercial frontage may be considered for access to upper level uses, underground parking or a urban plaza that complements the commercial street.

m) **Pedestrian Through Zone** is the portion of the sidewalk where the majority of walking occurs. This area shall be kept free of obstacles to allow for unobstructed pedestrian movement.

n) **Permeable Paving** is a type of surface material which allows water to penetrate into the ground below.

o) **Podium** is the horizontal base of buildings and helps create a human scale streetscape. In high density areas, a narrow and slender tower is often located above the podium and is set back from the street. Through its design, podiums help reduce the bulk and massing of towers, increase sunlight penetration into the public realm, and frame the street for a comfortable pedestrian experience.

p) **Podium Stepback** is the horizontal distance between the predominant face of the streetwall and the predominant face of the storey(s) above the streetwall.

q) **Public Realm** is all parts of the city which are publicly accessible. It includes all streets, walkways, squares, parks and open spaces as well as semi-public spaces.

r) **Residential Street Frontage** means a street frontage along which development shall provide continuous, ground-oriented, residential units. Appropriate breaks is the continuous residential frontage may be considered for access to upper level uses, underground parking or a public space that complements the residential street.

s) **Secondary Active Street Frontage** means a street frontage along which development shall provide active, ground-oriented commercial, residential and/or employment living uses. Appropriate breaks in the continuous frontage may be considered for access to upper level uses, underground parking or a public space that complements the streetscape.

t) **Streetwall** is the portion of the building façade that defines a continuous street edge but does not include the podium stepback.

u) **Street Enclosure** is the relationship of a street to the buildings along it and is measured by the ratio of the distance between buildings to the building height.

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Coquitlam

Planning and Development
3000 Guildford Way, Coquitlam, BC Canada V3B 7N2
www.coquitlam.ca | planninganddevelopment@coquitlam.ca