

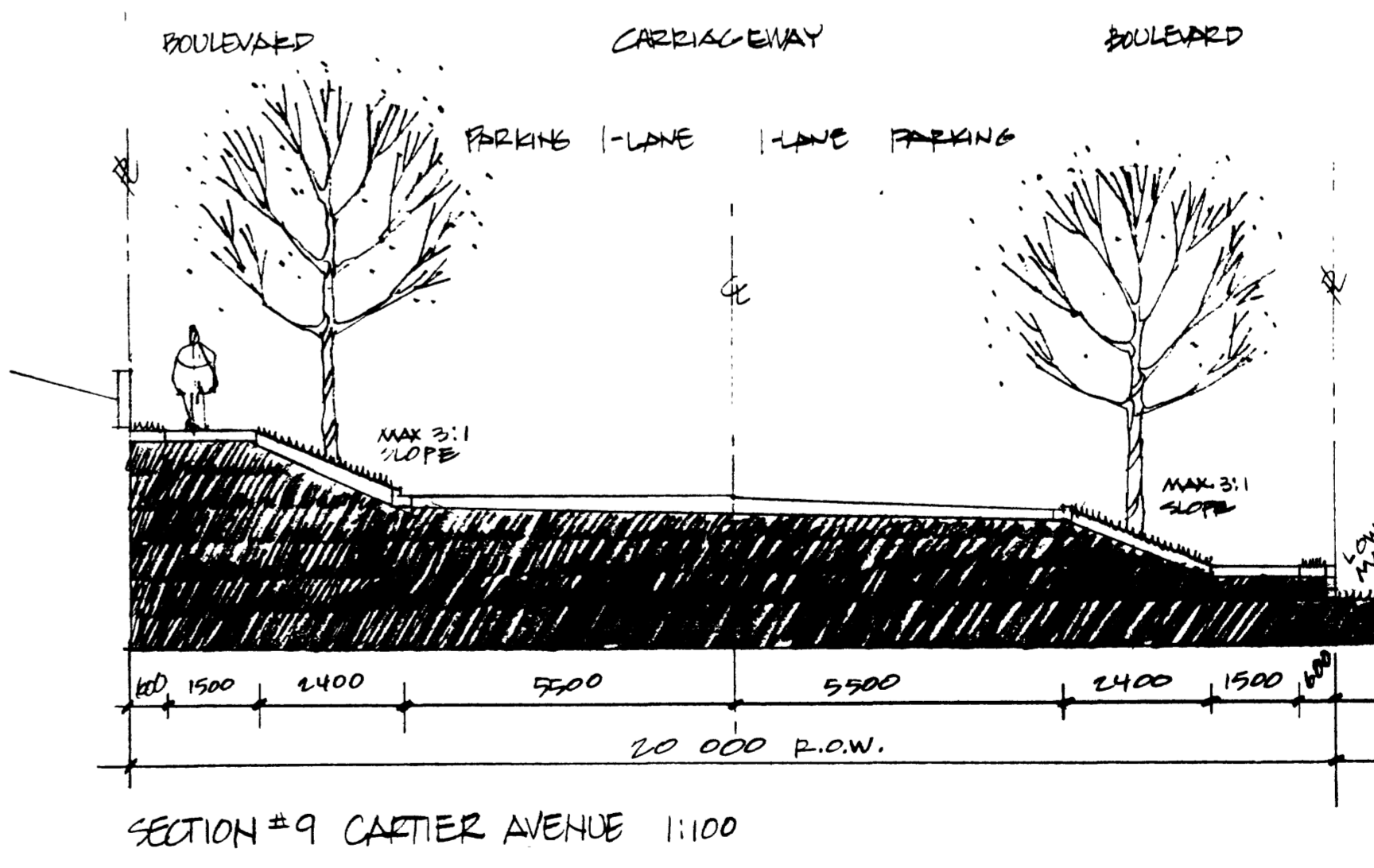
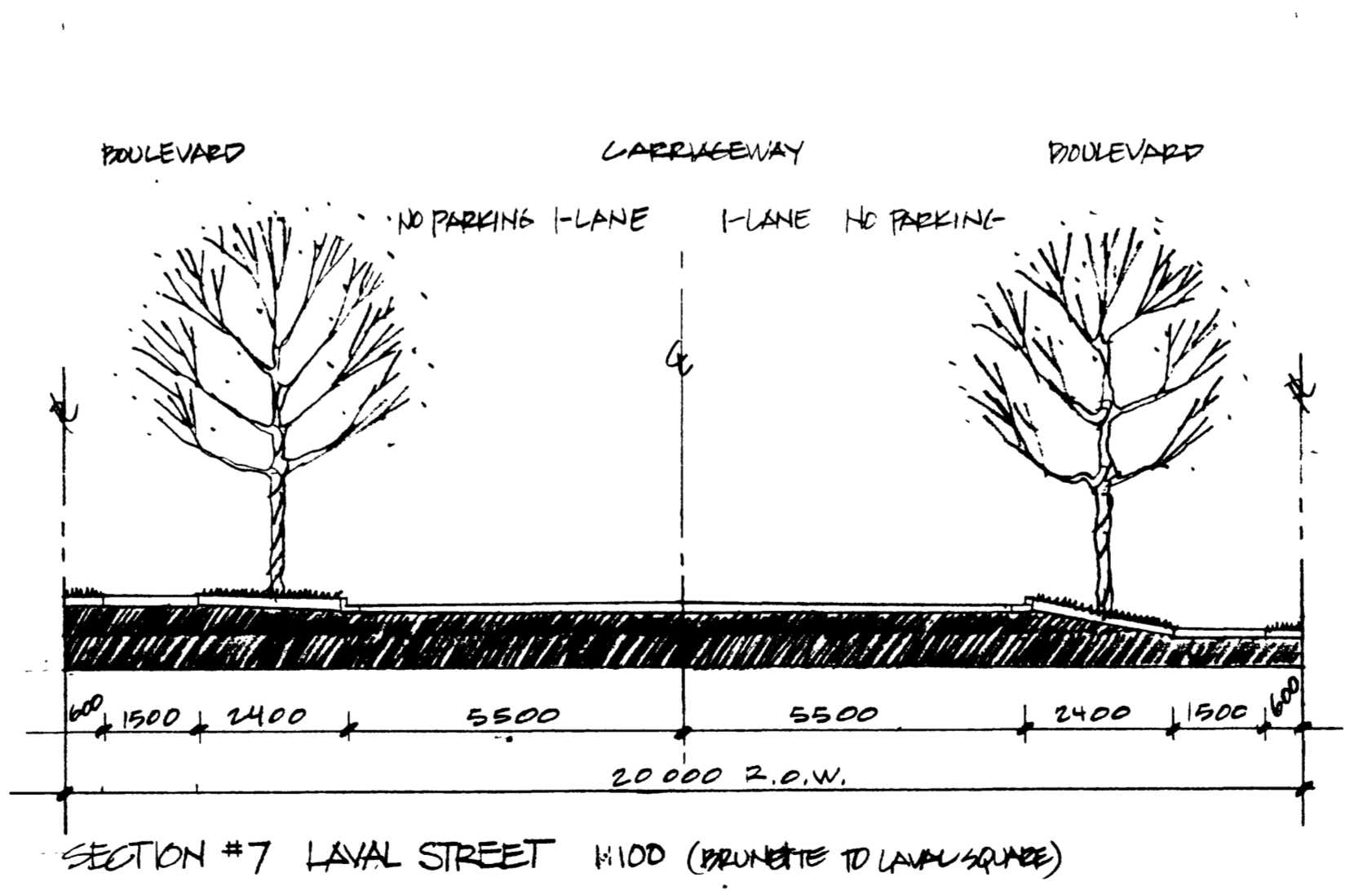
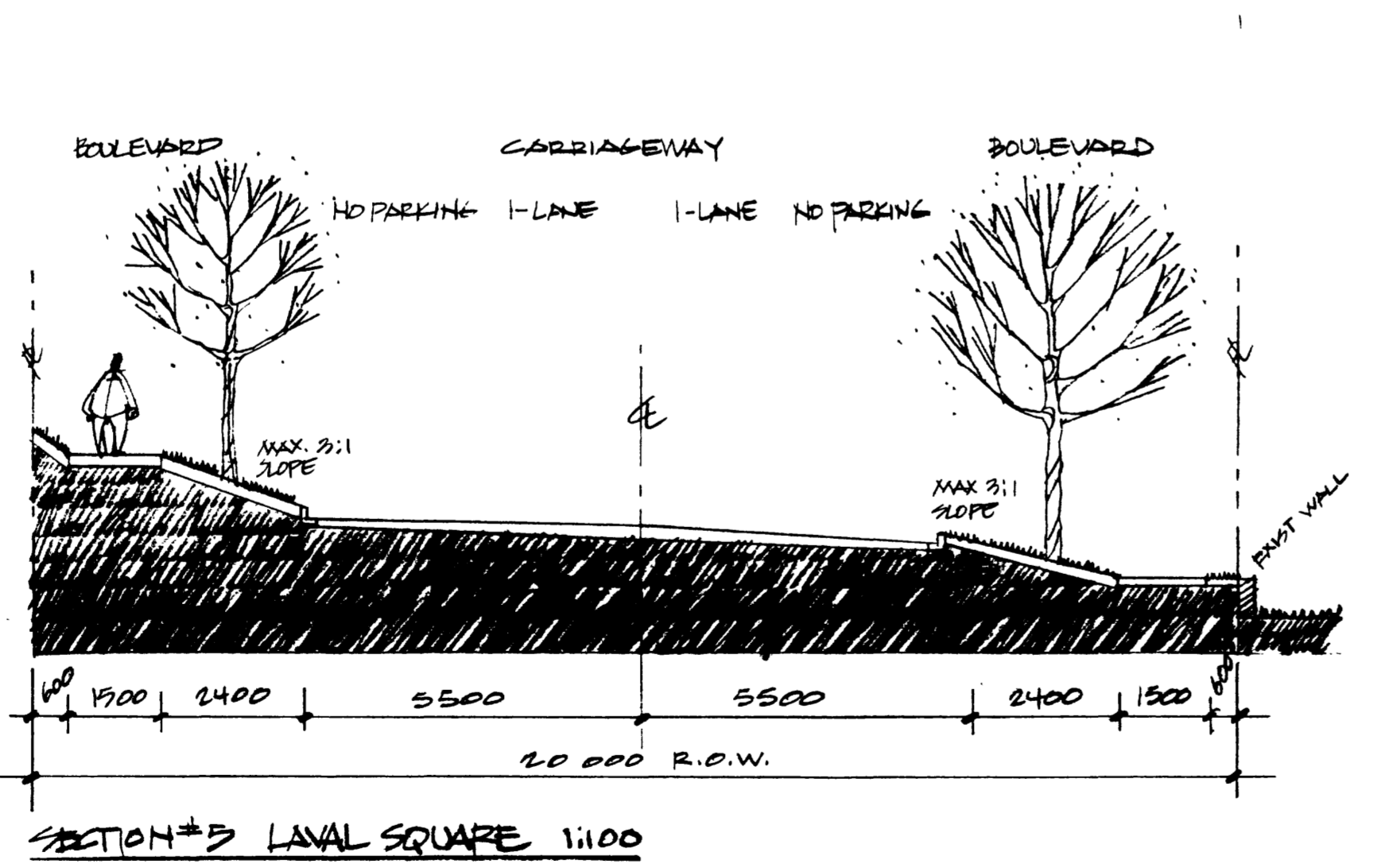
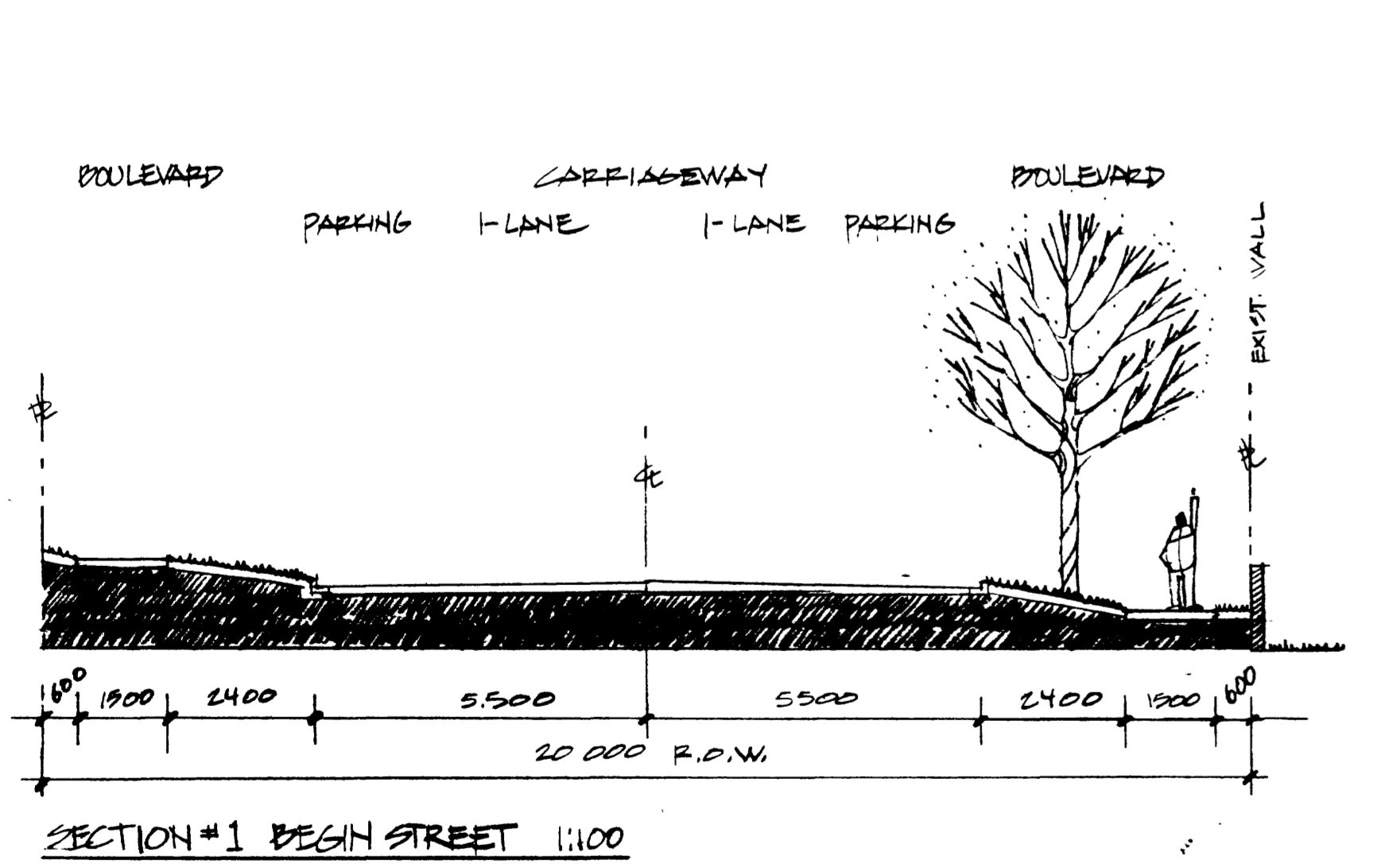
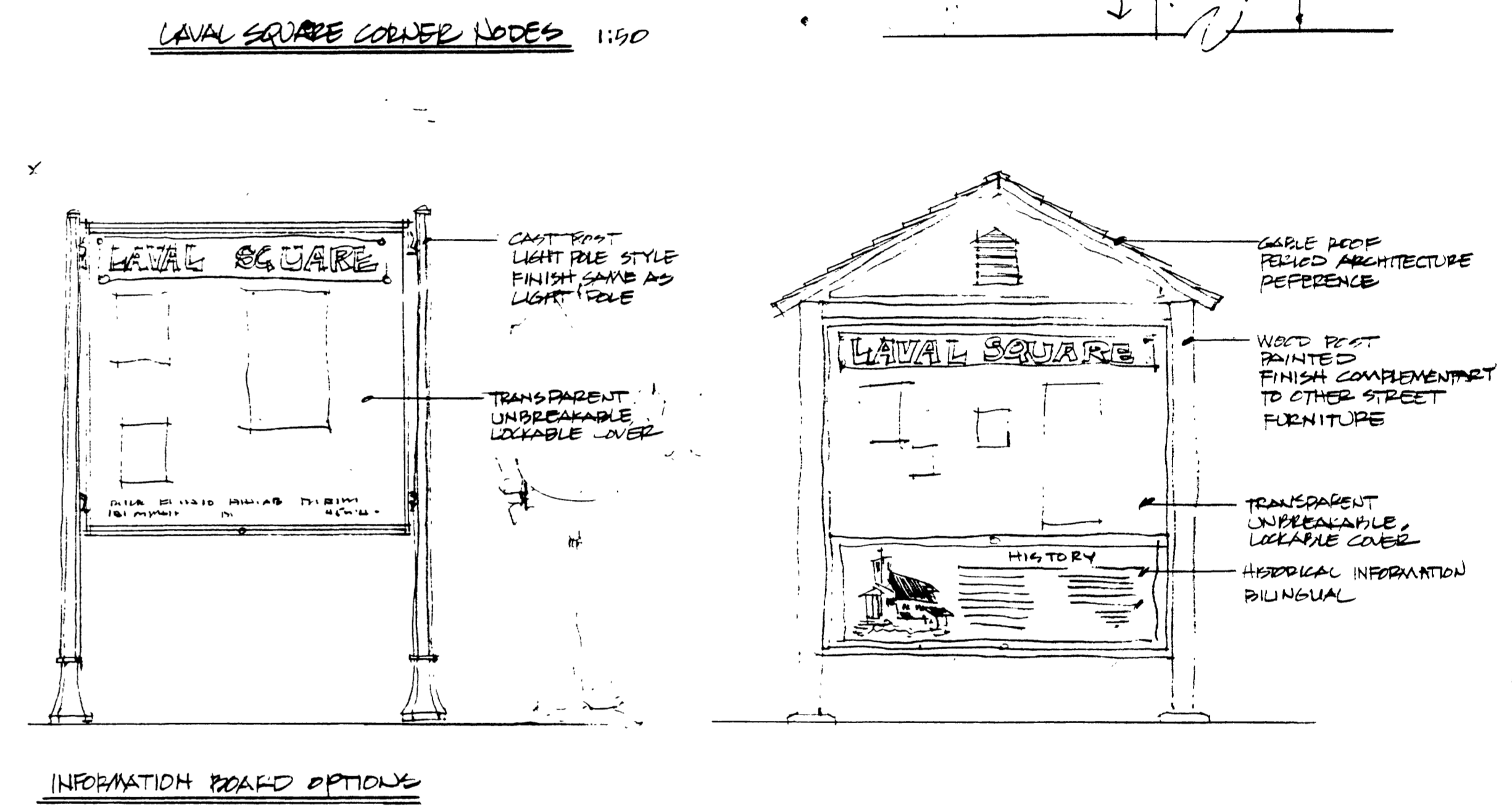
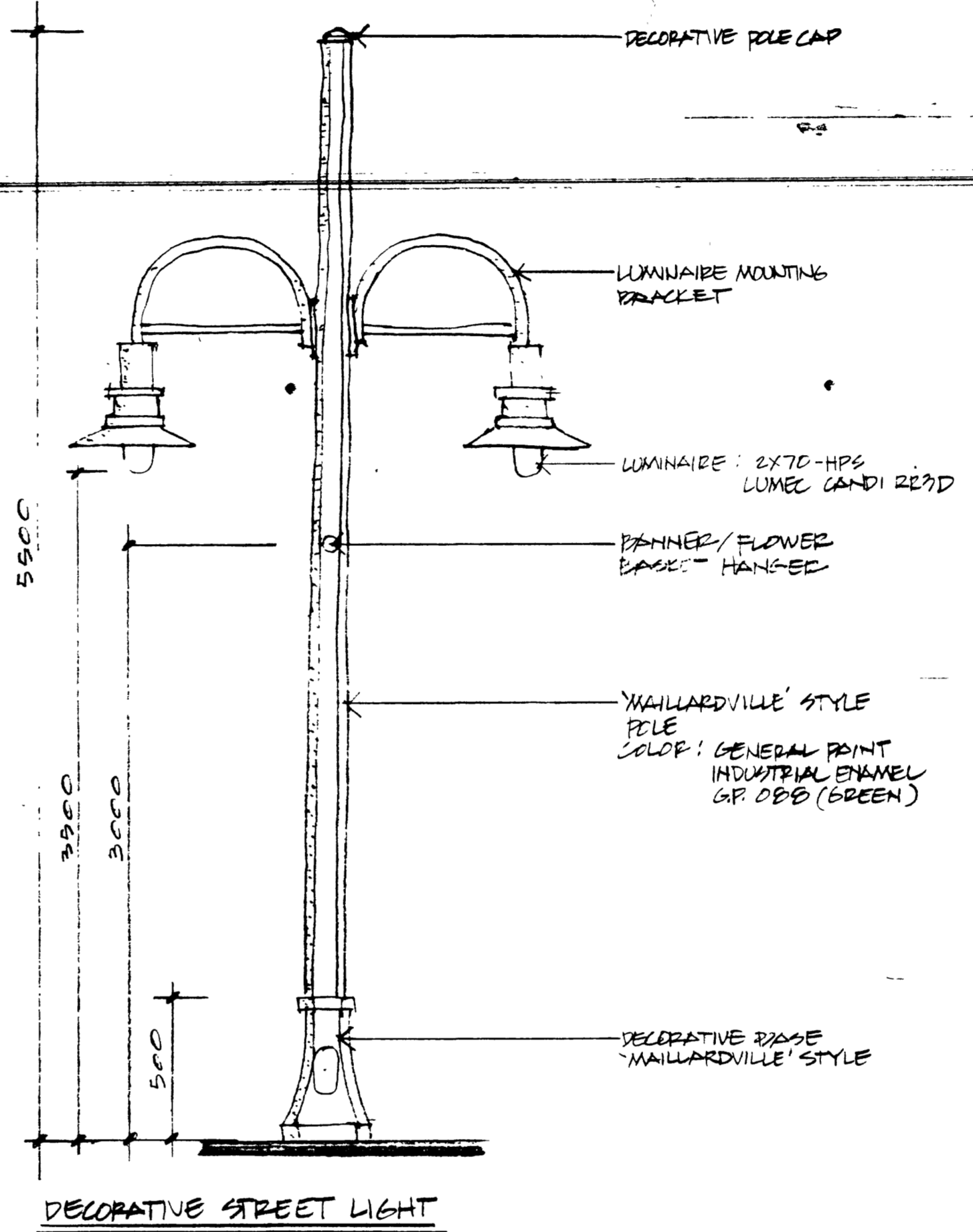
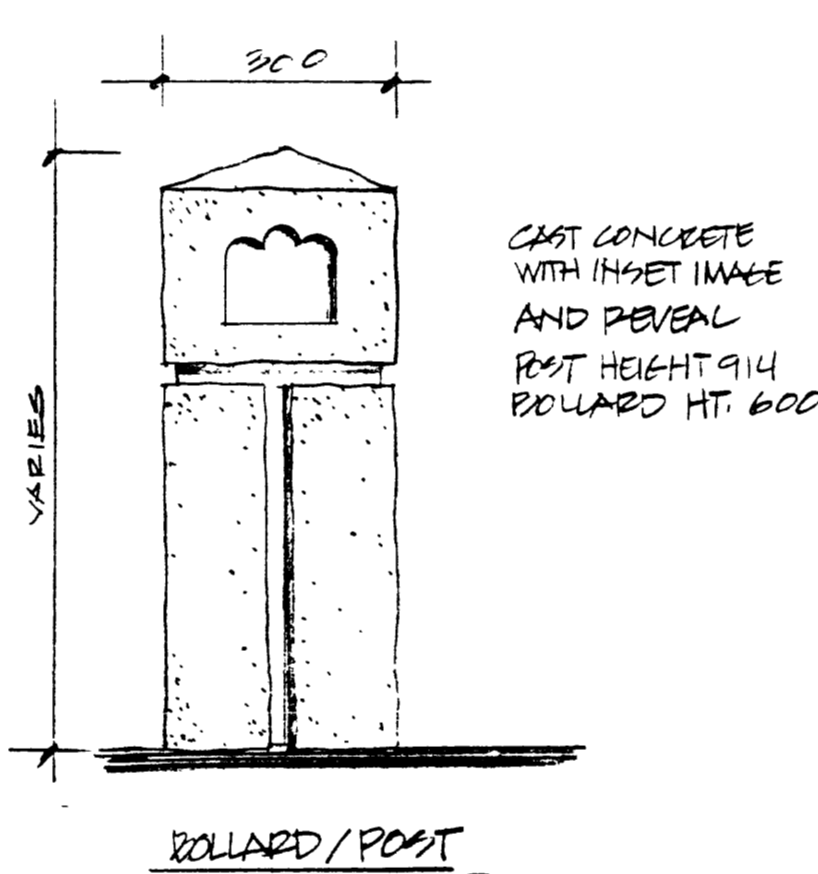
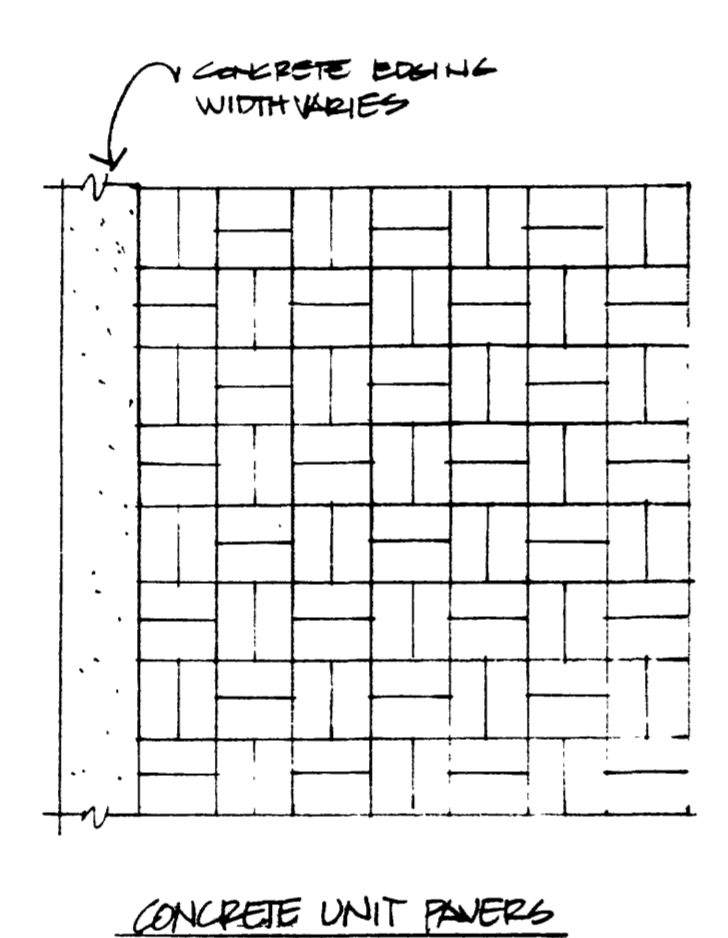
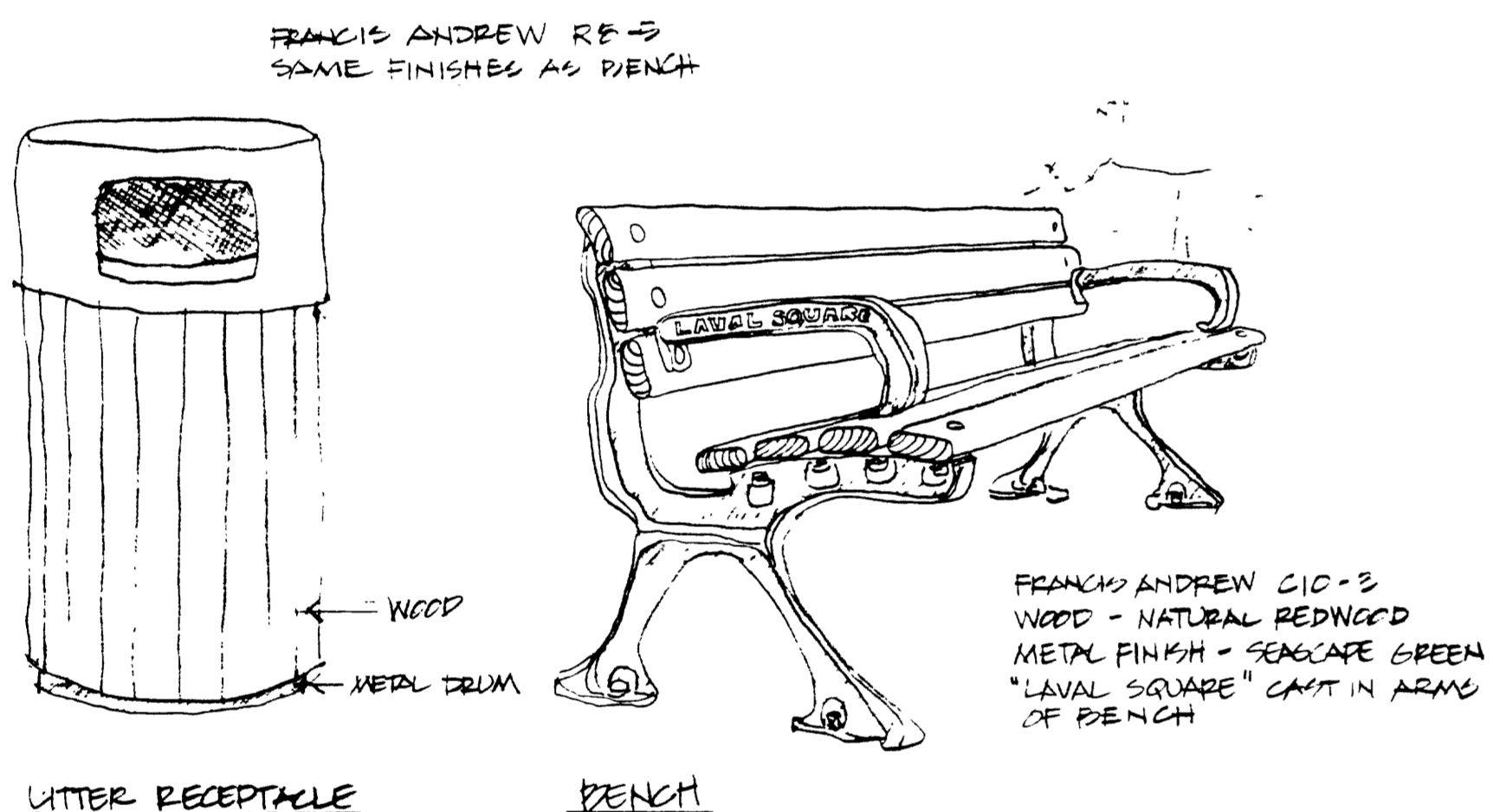
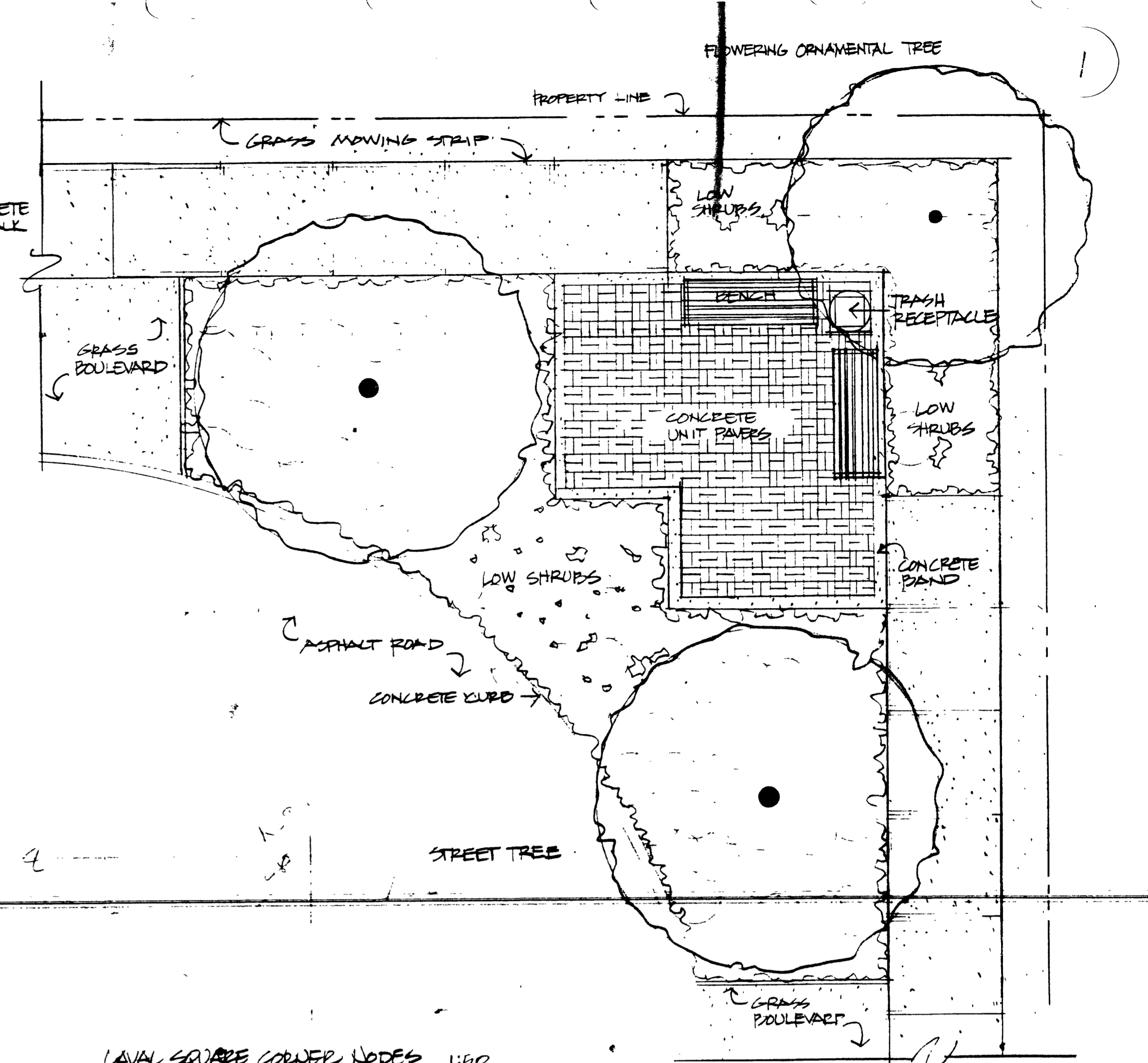
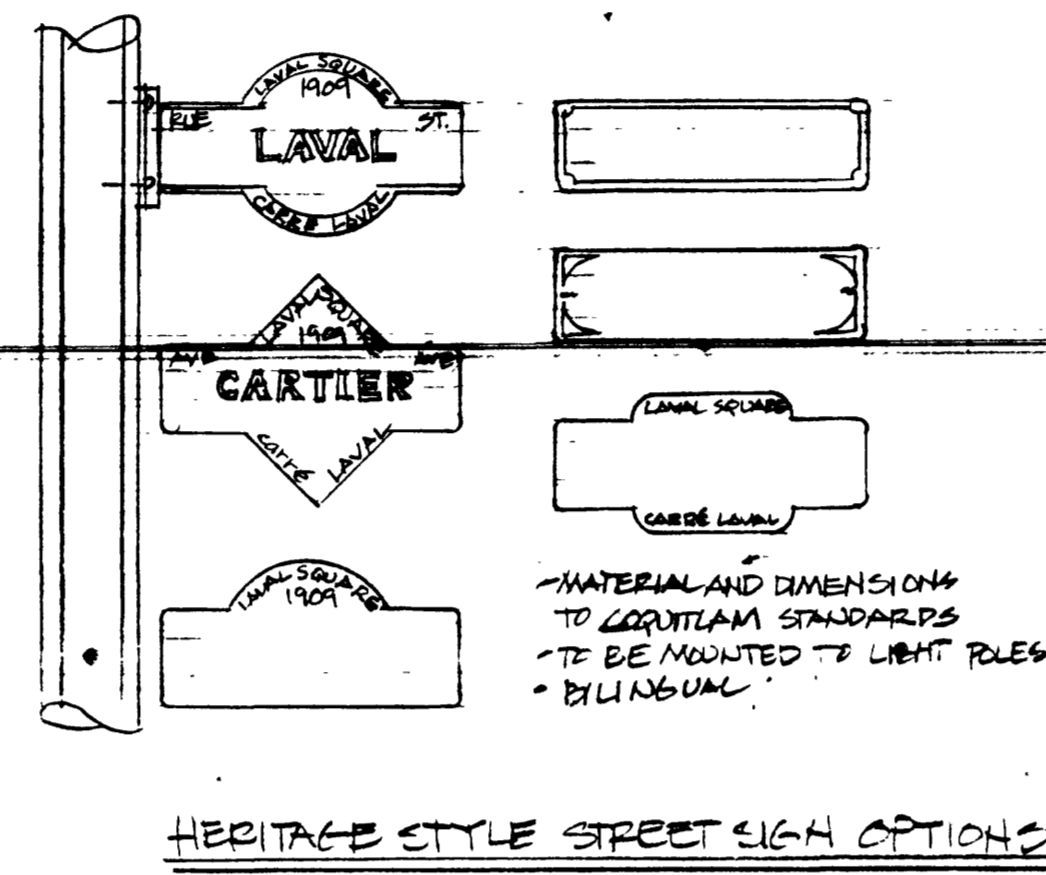
STREETScape DEVELOPMENT GUIDELINES:

- ALL ROADWAYS TO BE CENTERED ON ROAD RIGHT OF WAYS.
- SITE DISTANCES AT INTERSECTIONS AND CURVES TO MEET COQUITLAM STANDARDS.
- ALL RETAINING WALLS WITHIN THE ROAD RIGHT OF WAY SHALL HAVE DRAINAGE CONNECTED TO EXISTING STORM SEWER SYSTEM.
- RETAIN WALLS WITH STEPS ARE TO BE AVOIDED TO ENSURE HANDICAP ACCESS.
- ALL SIGNS AND ENTRANCE FACILITIES ARE TO BE LOCATED SO AS NOT TO INTERFERE WITH SITE LINES AT INTERSECTIONS AND CURVES.
- ALL ASPHALT ROADS, CONCRETE BARRIER CURBS/GUTTERS, CONCRETE SIDEWALKS SHALL BE CONSTRUCTED TO COQUITLAM SPECIFICATIONS.
- MAXIMUM CROSS-SLOPE ON GRASS BOULEVARDS TO BE 3:1 (99%)
- RETAINING WALLS REQUIRED PARALLEL TO SIDEWALK/MOVING STRIPS SHOULD BE A MAXIMUM OF 600 HEIGHT AND CONFORM TO COQUITLAM STANDARDS.
- PLANT RULES, SIGN POSTS, LIGHT FIXTURES SHALL BE INSTALLED TO COQUITLAM AND/OR MANUFACTURER'S SPECIFICATIONS.
- PLANT MATERIAL - ALL SELECTIONS SHALL BE APPROVED BY THE TREES AND RECREATION DEPARTMENT.

LAVAL AT ENTRANCE (BOULEVARDS TO LAVAL SQ) - KEEP "MEDIUM" ARMYSTRONG LAVAL SQUARE (WHITE BOULEVARDS CORNER-TREES) - SMALL/MEDIUM FLOWERING ORNAMENTAL TREES; 2 M STANDARD, RED/PURPLE FALL COLOR; IF FRUIT BEARING MUST BE PERENNIAL; VASE OR PYRAMIDAL SHAPE, 2.1 M SPREAD/1.5-2 M HEIGHT; MALVA AND PRUNUS VARIETIES.

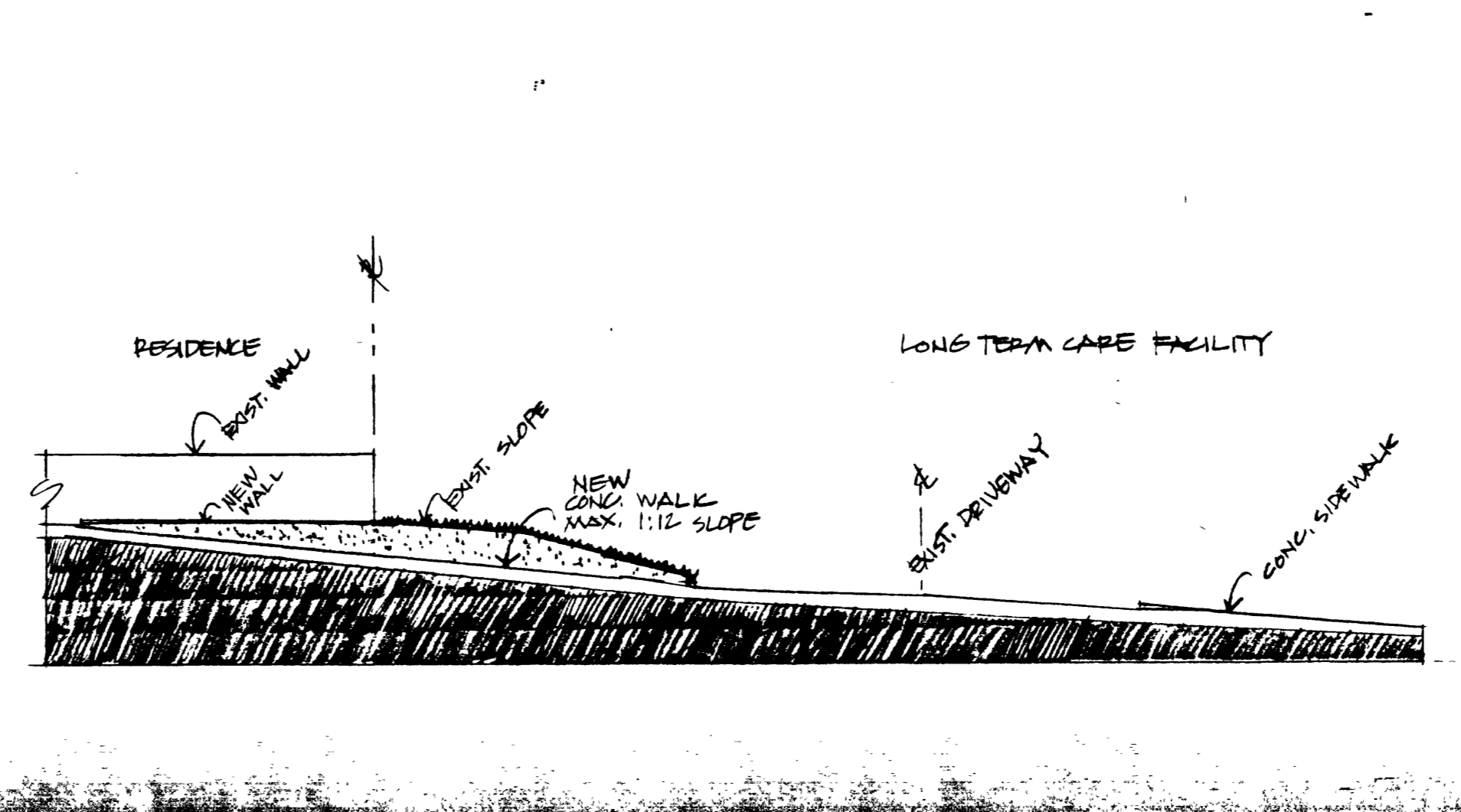
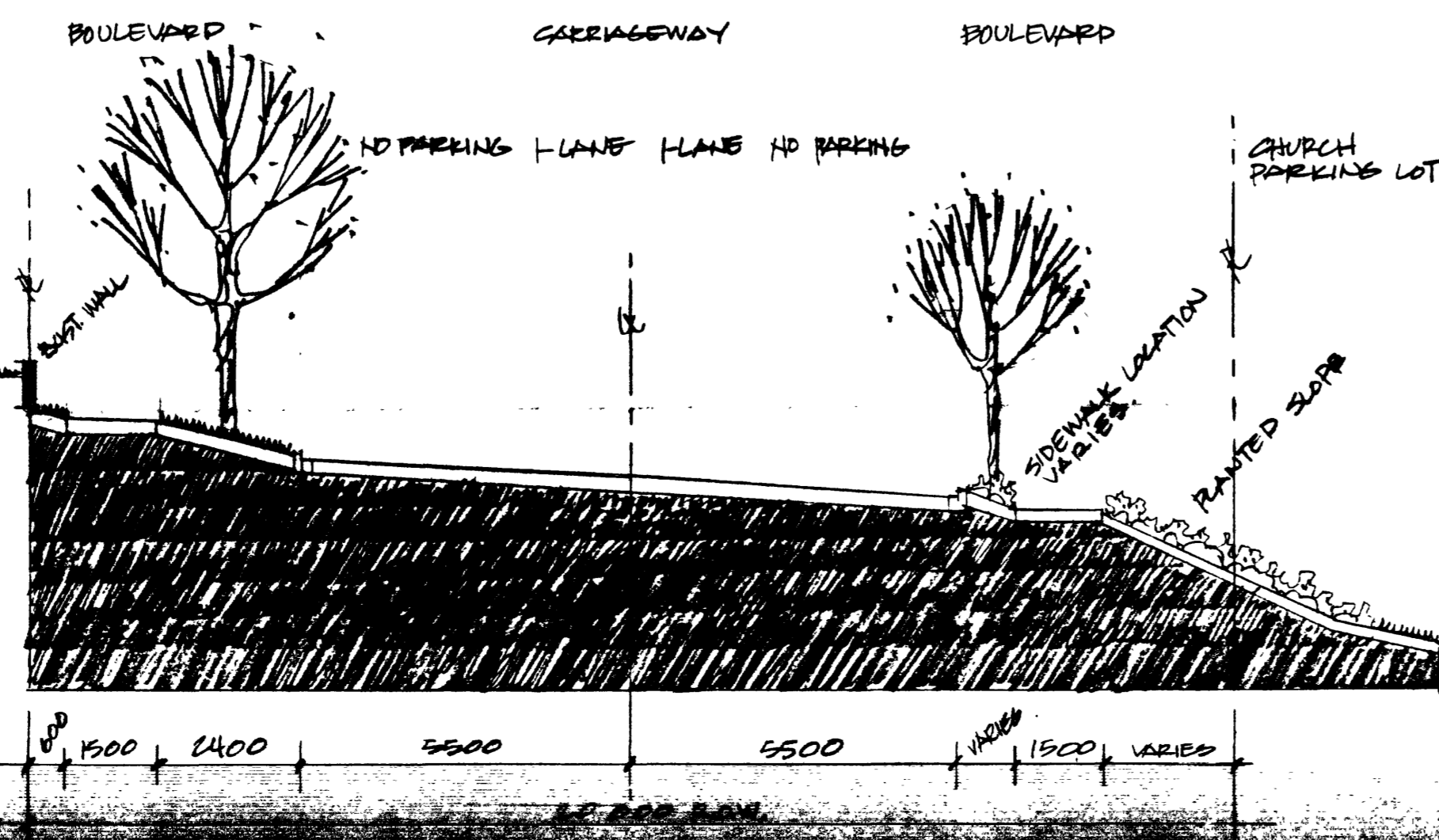
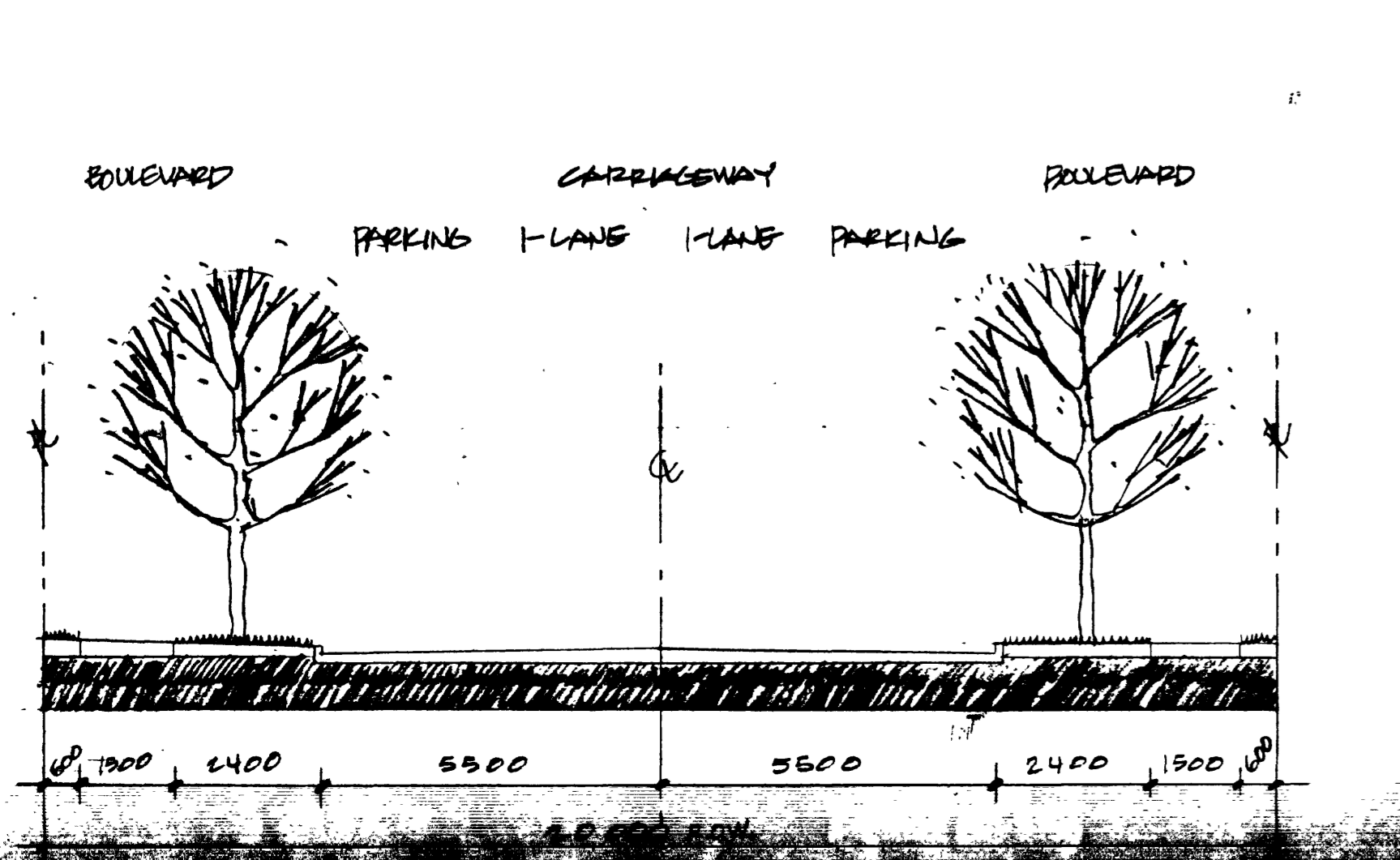
CARTIER AVE, LAVAL & BUSH STREETS - MEDIUM STREET TREES, YELLOW/CORAL FALL COLOR; GLOBE VASE, PYRAMIDAL CROWN; SPREAD 5-7 M; HEIGHT TO DIA; AGE APP; GARDENS: BETULUM FARQUHAR, CERCIDIPHYLLUM JAPONICUM, CRATAEGUS LAVALLEI, C. TORA, QUERCUS spp., TILIA cordata.

SHRUBS - LOW TO MEDIUM HEIGHT, TOLERANT, ROMA VARIETIES, BROADLEAF EVERGREENS; ANNUALS & PERENNIALS TO PARKS & RECREATION SPECIFICATIONS.



ROADWAY/BOULEVARD GUIDELINES:

- ALL ROADWAYS TO BE CENTERED ON RIGHT OF WAY
- ROADS, CURBS & GUTTERS, CONCRETE SIDEWALKS TO BE TO COQUITLAM STANDARDS
- ALL ROADS TO BE GRASSED.
- ALL CURBS TO BE BARRIER CURBS.
- BOULEVARDS TO BE PAVED WITH GRASS.
- MAXIMUM HEIGHT OF RETAINING WALLS 600MM.
- STREET TREES TO BE CENTERED ON BOULEVARD.

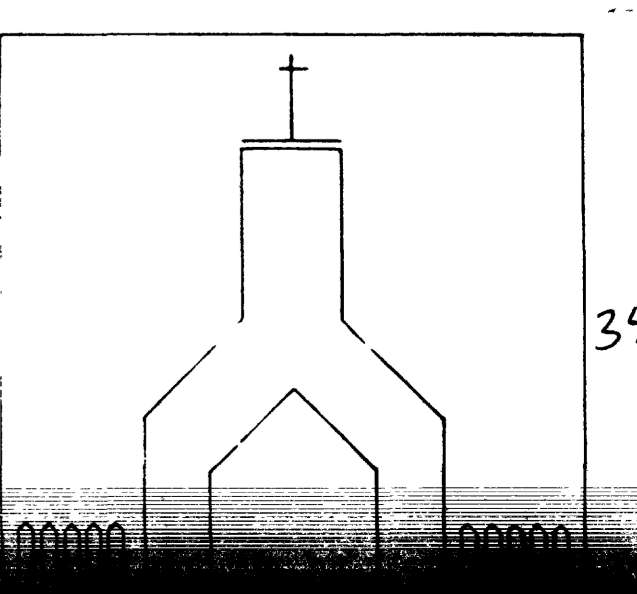


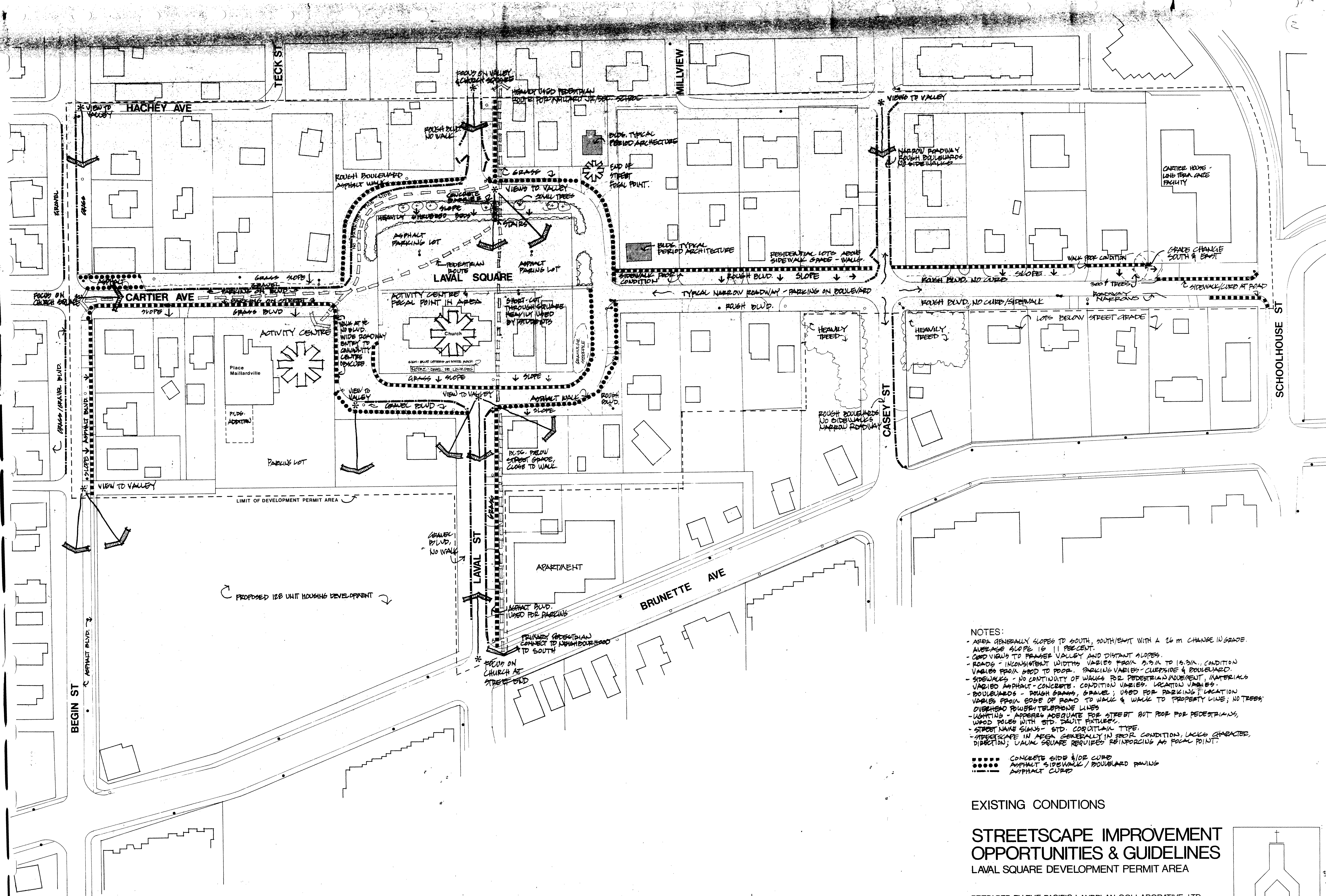
CONCEPT GUIDELINES

STREETScape IMPROVEMENT OPPORTUNITIES & GUIDELINES

LAVAL SQUARE DEVELOPMENT PERMIT AREA

PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD.





NOTES:

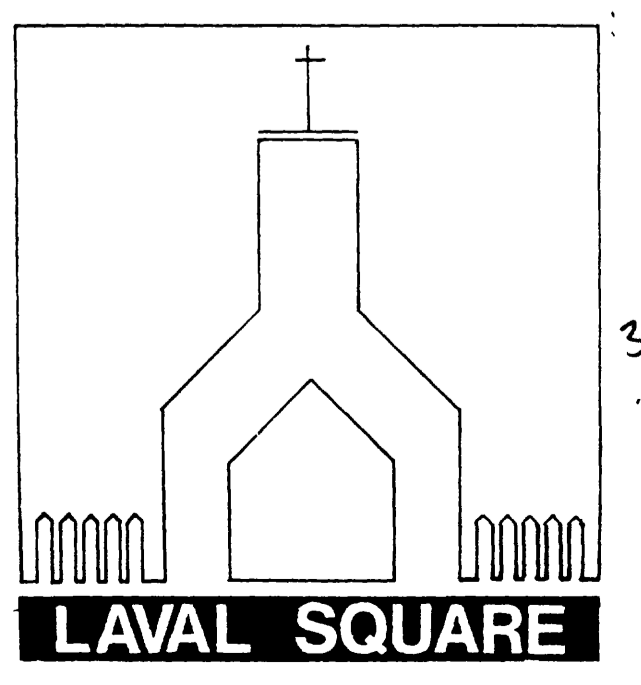
- AREA GENERALLY SLOPES TO SOUTH, SOUTH/EAST WITH A 26 m CHANGE IN GRADE. AVERAGE SLOPE IS 11 PERCENT.
- GOOD VIEWS TO FRAMER VALLEY AND DISTANT SLOPES.
- ROADS - INCONSISTENT WIDTHS. PARKING VARIES FROM 5.0m TO 15.0m. CONDITION VARIES FROM GOOD TO POOR. PARKING VARIES - CURBSIDE & BOULEVARD.
- SIDEWALKS - NO CONTINUITY OF WALKS FOR PEDESTRIAN MOVEMENT, MATERIALS VARIED ASPHALT - CONCRETE. CONDITION VARIES. LOCATION VARIES.
- BOULEVARDS - ROUGH GRASS, GRAVEL; USED FOR PARKING; LOCATION VARIES FROM EDGE OF ROAD TO WALK & WALK TO PROPERTY LINE; NO TREES; OVERHEAD POWER/TELEPHONE LINES.
- LIGHTING - APPEARS ADEQUATE FOR STREET BUT POOR FOR PEDESTRIANS, WOOD POLES WITH STD. DAVIT FIXTURES.
- STREET NAME SIGNS - STD. CORUCLAIN TYPE.
- STREETScape IN AREA GENERALLY IN POOR CONDITION, LACKS CHARACTER, DIRECTION; LAVAL SQUARE REQUIRES REINFORCING AS FOCAL POINT.

- ■ ■ ■ CONCRETE CURB &/OR CURB
- ● ● ● ASPHALT SIDEWALK / BOULEVARD PAVING
- — — — ASPHALT CURB

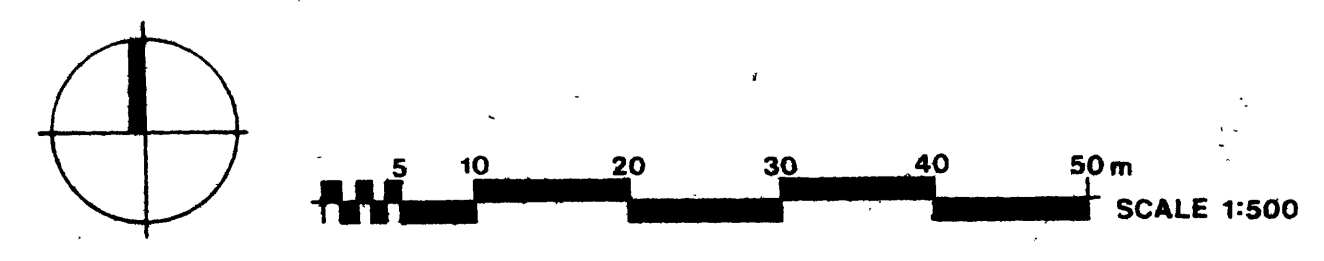
EXISTING CONDITIONS

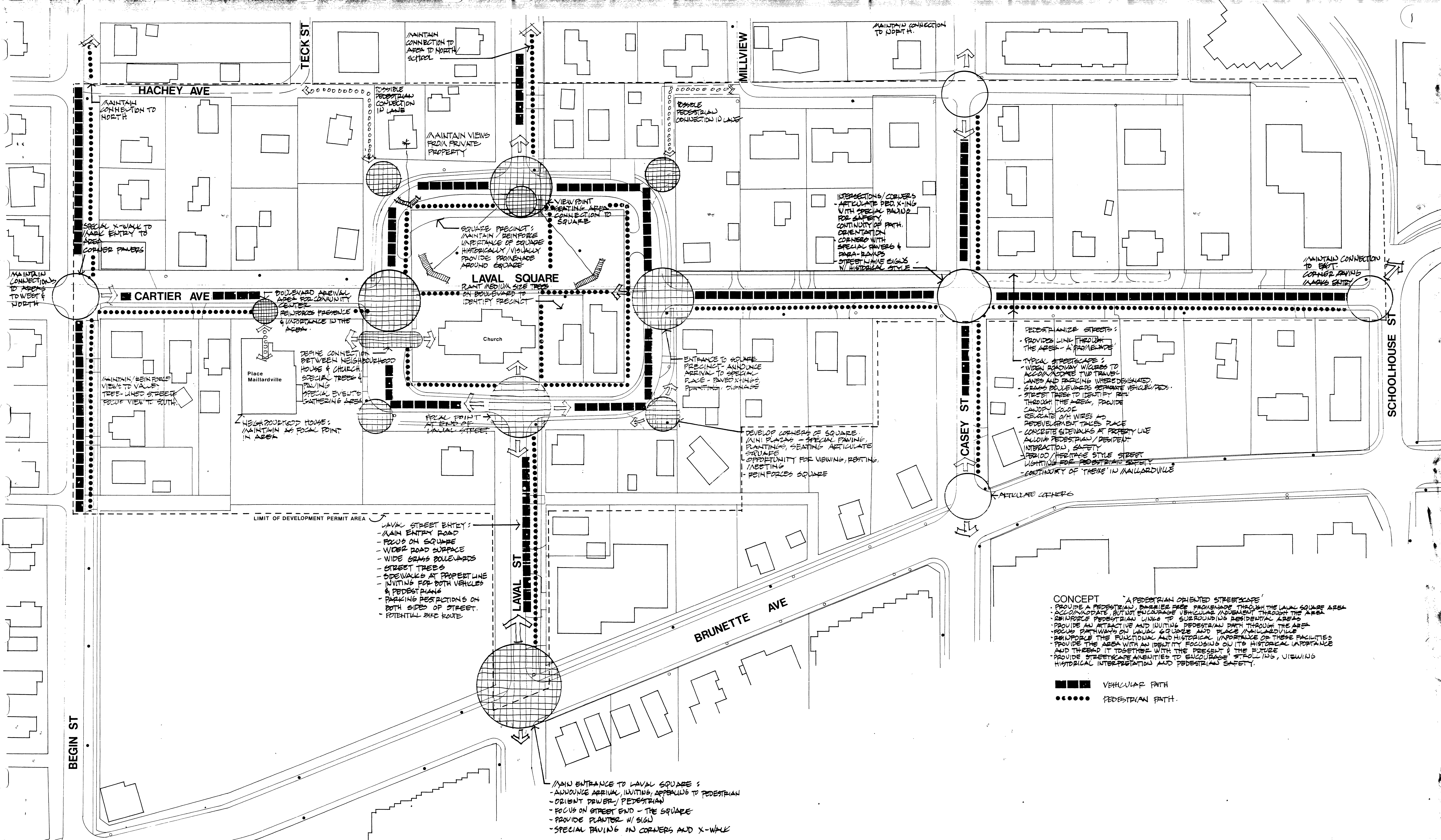
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 PREPARED FOR THE DISTRICT OF COQUITLAM
 SEPTEMBER 1990



LAVAL SQUARE





HACHEY AVE

CARTIER AVE

BRUNETTE AVE

LAVAL ST

CASEY ST

SCHOOLHOUSE ST

TECK ST

MILLVIEW

LAVAL SQUARE

Church

Place Maillardville

NEIGHBOURHOOD HOUSE: MAINTAIN AS FOCAL POINT IN AREA

DEFINE CONNECTION BETWEEN NEIGHBOURHOOD HOUSE & CHURCH. SPECIAL TREES & PAVING SPECIAL EVENTS GATHERING AREA

SQUARE PRECINCT: MAINTAIN/REINFORCE HISTORICAL CHARACTER OF SQUARE. HISTORICALLY VISUALLY PROVIDE PROMINENCE AROUND SQUARE

VIEW POINT SEATING AREA CONNECTION TO SQUARE

ENTRANCE TO SQUARE PRECINCT - ANNOUNCE ARRIVAL TO SPECIAL PLACE - PAVED X-WALKS, PAINTING, SIGNAGE

DEVELOP CORNERS OF SQUARE. MINI PLAZAS - SPECIAL PAVING, PLANTING, SEATING. ARTICULATE SQUARE. OPPORTUNITY FOR VIEWING, RESTING, MEETING. REINFORCES SQUARE

INTERSECTIONS/CORNERS - ARTICULATE PER X-WALK WITH SPECIAL PAVING FOR SAFETY. CONTINUITY OF PATH. ORIENTATION CORNERS WITH SPECIAL PARKERS & PARK PARKS STREET NAME SIGNS W/ HISTORICAL STYLE

PEDESTRIANIZE STREETS: PROVIDES LINK THROUGH THE AREA - A ROAD/AVENUE
 TYPICAL STREETSCAPE: WIDE ROADWAY WIDENED TO ACCOMMODATE TWO TRAVEL LANES AND PARKING WHERE DESIGNATED. GRASS BOULEVARDS SEPARATE VEHICLES. STREET TREES TO IDENTIFY PATH THROUGH THE AREA. PROVIDE CANOPY. EDGE REVEALMENT TAKES PLACE CONCRETE SIDEWALKS AT PROPERTY LINE ALLOW PEDESTRIAN/RESIDENT INTERACTION, SAFETY. BROAD/HERITAGE STYLE STREET LIGHTING FOR PEDESTRIAN SAFETY. CONTINUITY OF THEMES IN MAILLARDVILLE

LAVAL STREET ENTRY: MAIN ENTRY ROAD. FOCUS ON SQUARE. WIDE ROAD SURFACE. WIDE GRASS BOULEVARDS. STREET TREES. SIDEWALKS AT PROPERTY LINE INVITING FOR BOTH VEHICLES & PEDESTRIANS. PARKING RESTRICTIONS ON BOTH SIDES OF STREET. POTENTIAL BIKE ROUTE

MAIN ENTRANCE TO LAVAL SQUARE: ADVANCE ARRIVAL, INVITING, APPEALING TO PEDESTRIAN. ORIENT DRIVER/PEDESTRIAN. FOCUS ON STREET END - THE SQUARE. PROVIDE PLANTER W/ SIGN. SPECIAL PAVING ON CORNERS AND X-WALK

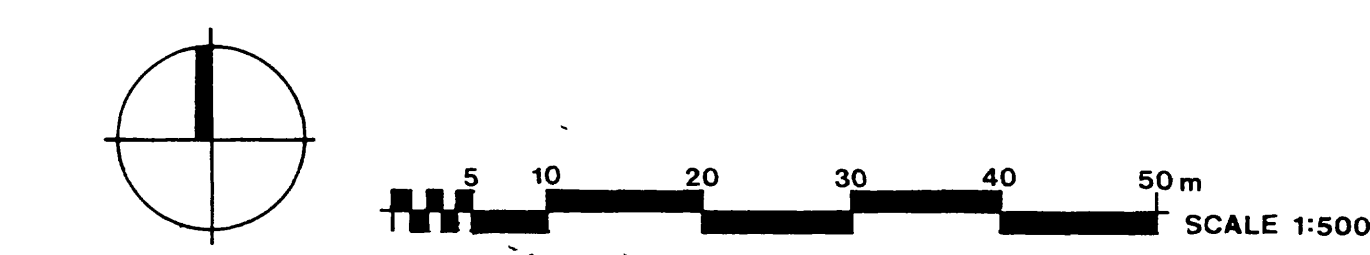
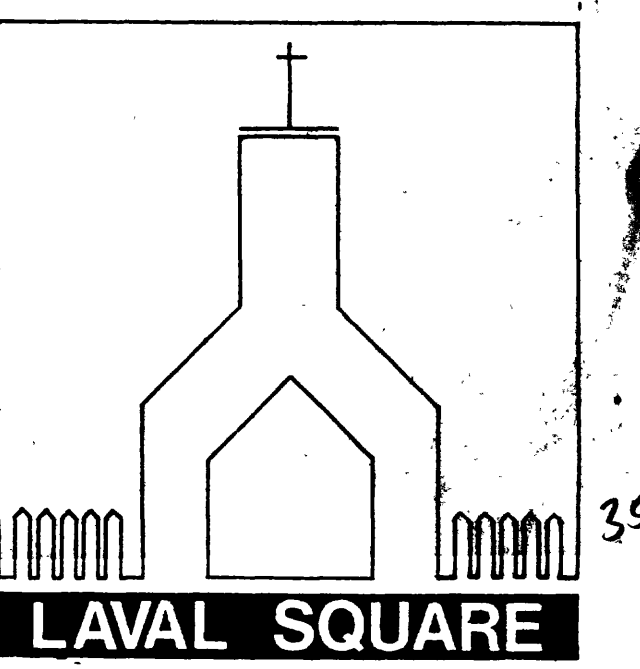
CONCEPT A PEDESTRIAN ORIENTED STREETSCAPE
 PROVIDE A PEDESTRIAN BARRIER FREE PROXIMITY THROUGH THE LAVAL SQUARE AREA
 ACCOMMODATE BUT NOT ENCOURAGE VEHICULAR ADJUNCT THROUGH THE AREA
 REINFORCE PEDESTRIAN LINKS TO SURROUNDING RESIDENTIAL AREAS
 PROVIDE AN ATTRACTIVE AND INVITING PEDESTRIAN PATH THROUGH THE AREA
 FOCUS PATHWAYS ON LAVAL SQUARE AND PLACE MAILLARDVILLE
 REINFORCE THE FUNCTIONAL AND HISTORICAL IMPORTANCE OF THESE FACILITIES
 PROVIDE THE AREA WITH AN IDENTITY FOCUSING ON ITS HISTORICAL IMPORTANCE
 AND TIE IT TOGETHER WITH THE PRESENT & THE FUTURE
 PROVIDE STREETSCAPE AMENITIES TO ENCOURAGE STROLLING, VIEWING
 HISTORICAL INTERPRETATIONS AND PEDESTRIAN SAFETY.

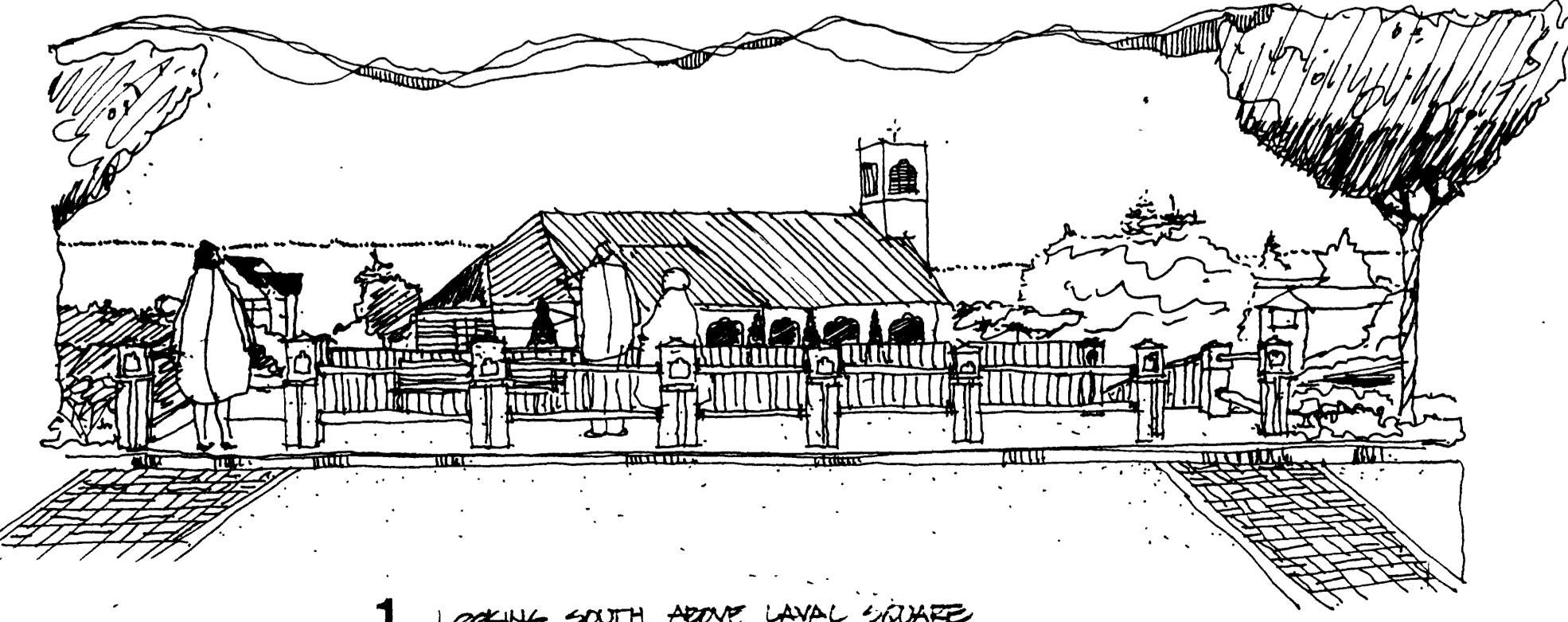
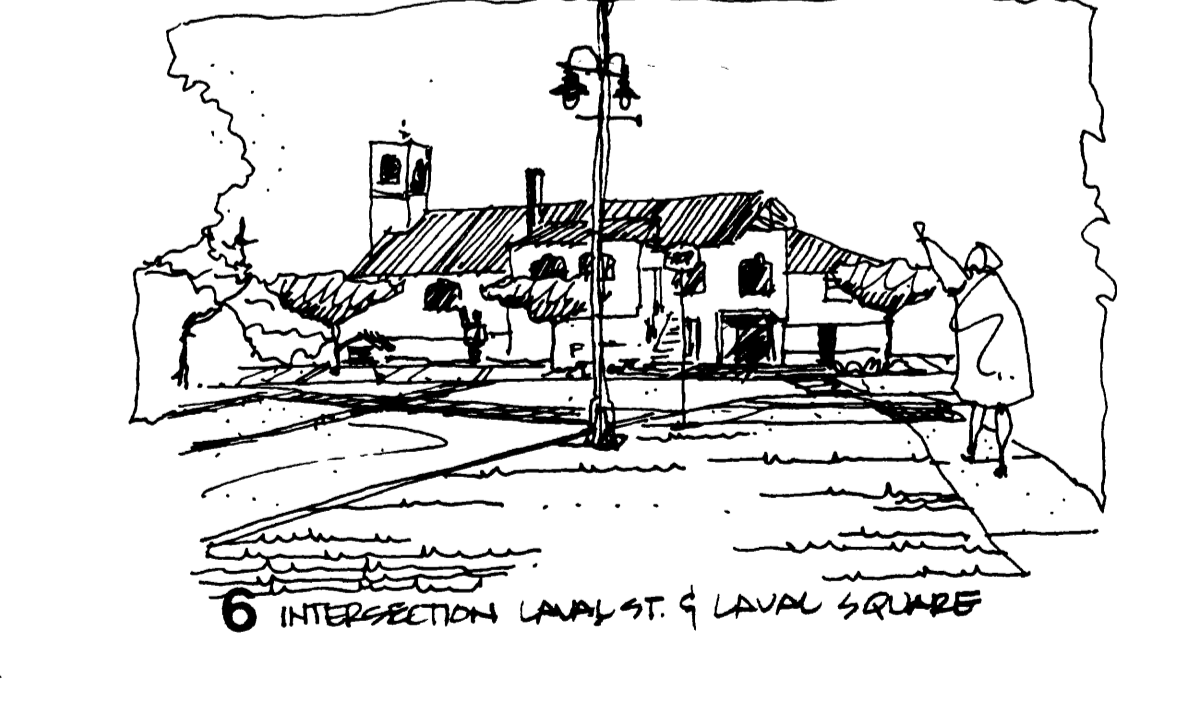
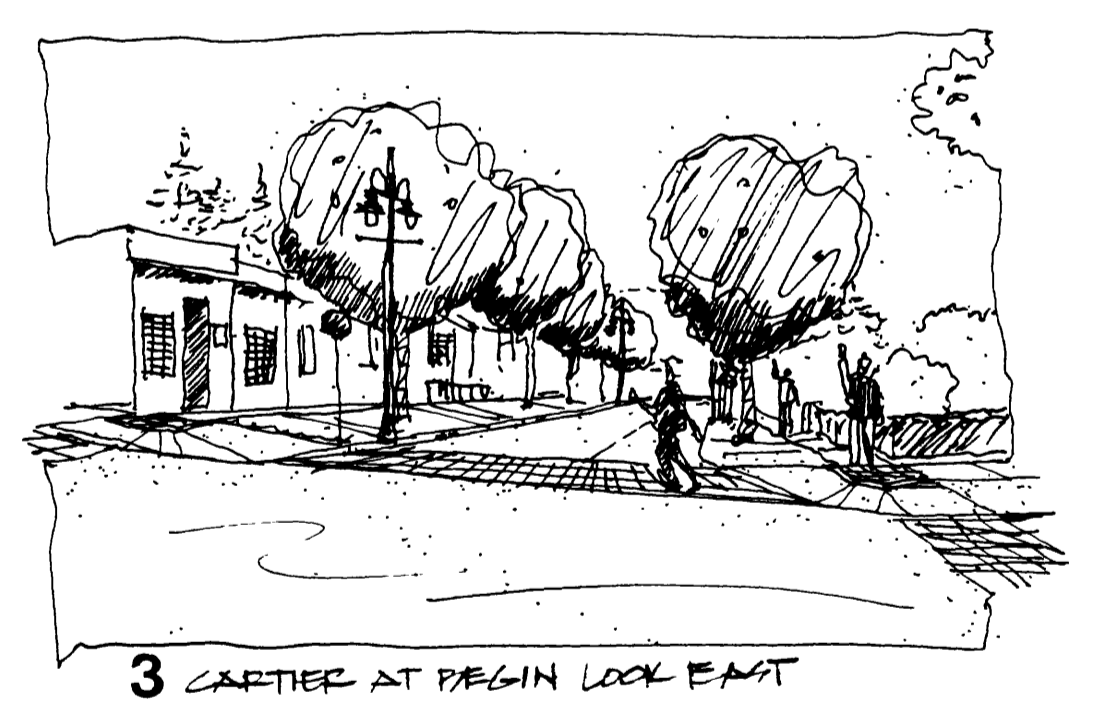
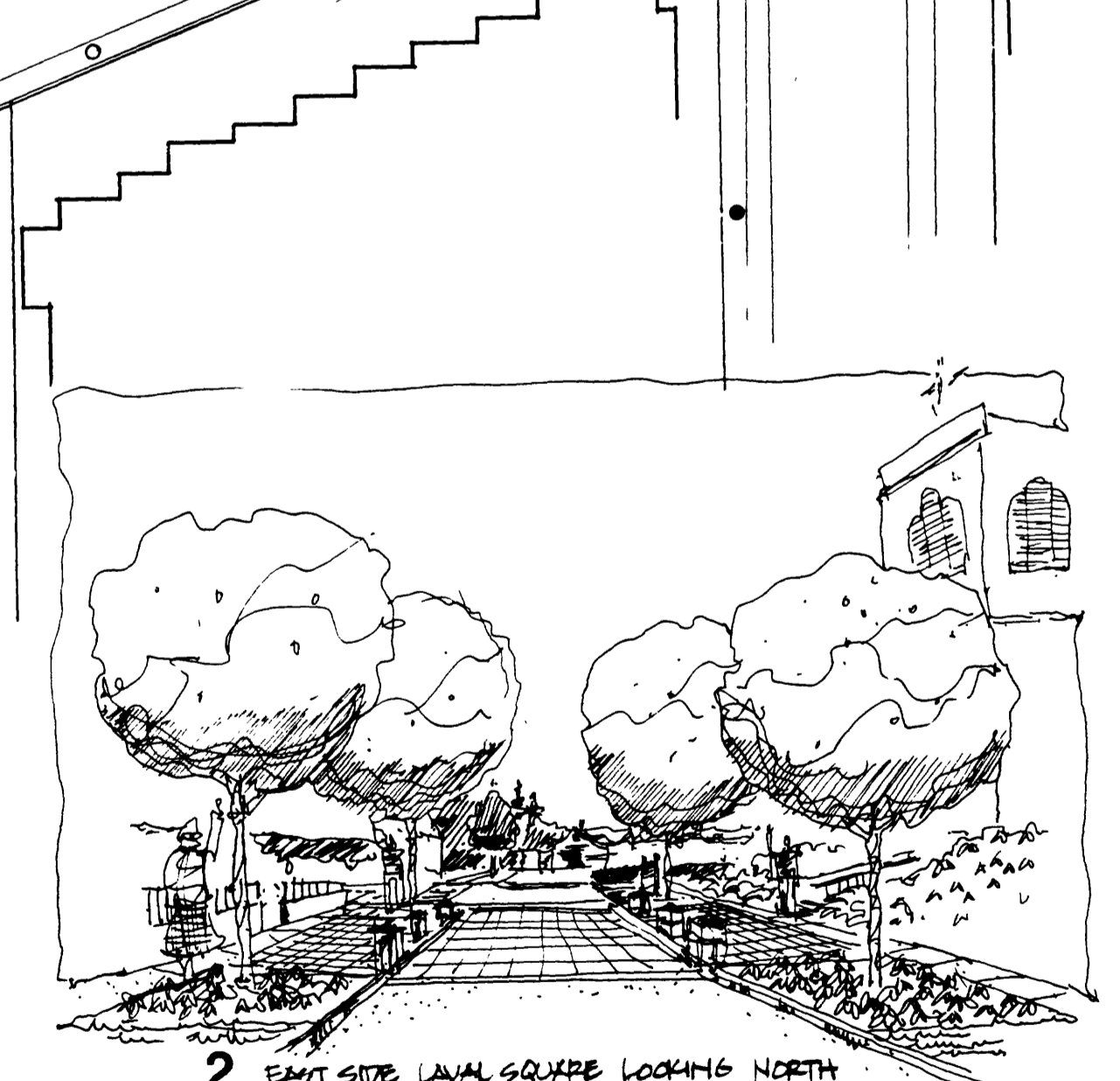
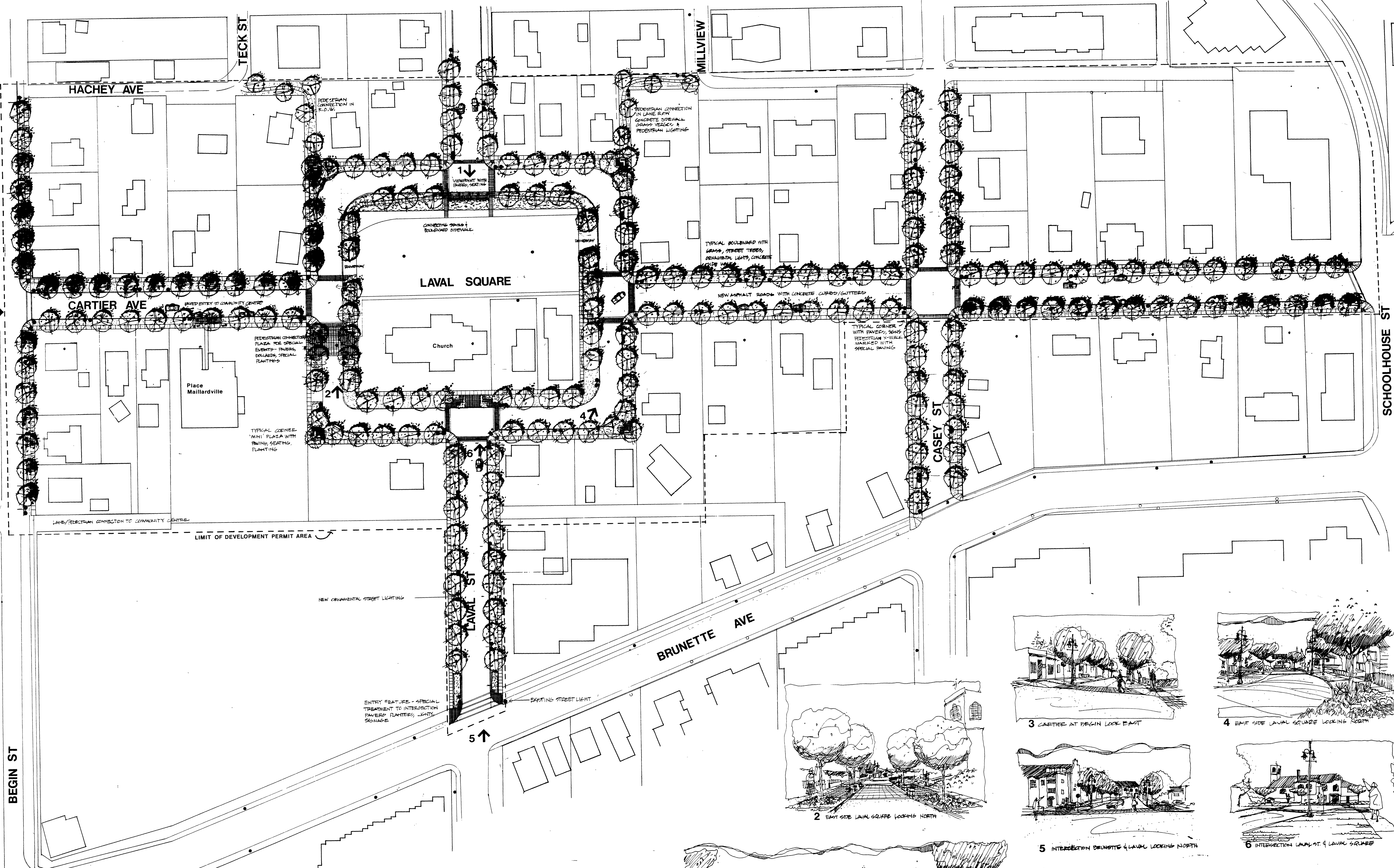
— VEHICULAR PATH
 PEDESTRIAN PATH

REDEVELOPMENT OPPORTUNITIES & CONCEPT

STREETSCAPE IMPROVEMENT OPPORTUNITIES & GUIDELINES
 LAVAL SQUARE DEVELOPMENT PERMIT AREA

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 SEPTEMBER 1990





STREETScape DEVELOPMENT PLAN
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