

# Coquitlam

# For Committee

December 3, 2013

Our File: 08-3360-20/13 012979 OC/1

Doc #: 1580005.v3

To: City Manager  
From: General Manager Planning and Development  
Subject: **Draft Maillardville Neighbourhood Plan (MNP)**  
For: **Council-in-Committee**

**Recommendation:**

That the Committee receive the report, of the General Manager Planning and Development, dated December 3, 2013, entitled "Draft Maillardville Neighbourhood Plan (MNP)" for information.

**Report Purpose:**

This report summarizes feedback from the final phase of consultation for the draft Maillardville Neighbourhood Plan (held between June and October 2013) and presents the draft Plan, which has been refined based on consultation input. Following Council feedback, the draft MNP will be finalized and brought forward as a City-wide Official Community Plan (CWOCP) Amendment Bylaw.

**Strategic Goal:**

This report supports the City's corporate objectives to strengthen neighbourhoods and enhance the sustainability of City services, transportation systems and infrastructure.

**Executive Summary:**

The Maillardville Neighbourhood Plan (MNP) has been developed to direct growth and reinvestment in Maillardville while preserving the neighbourhood's historic character. Consultation for the final phase of the draft MNP process is now complete. It involved feedback from the community (at a public open house), Coquitlam Youth Council and the Maillardville Commercial and Cultural Revitalization Advisory Committee.

Consultation feedback indicates general support for the Plan. However, some minor refinements have been made to the draft MNP in response to input received. Based on this outcome and pending Council's feedback, an OCP Amendment Bylaw will be prepared for Council consideration.

**Background:**

On June 17, 2013, staff presented the draft Maillardville Neighbourhood Plan (MNP) to Council-in-Committee for information and feedback, prior to initiating the latest round of consultation. The draft Plan provides a blueprint to guide growth and reinvestment over the next 20 to 25 years. It is anticipated that over this timeframe 6,000 new residents will be accommodated along with additional park space and new employment opportunities.

In particular the draft MNP promotes:

- a high-density, mixed-use Neighbourhood Centre that establishes a pedestrian-friendly 'Main Street' along Brunette Avenue with residential, neighbourhood-serving retail, office and institutional uses;
- a city and region-serving employment corridor (industrial, large format retail, entertainment uses) along Lougheed Highway and Schoolhouse Street;
- new Neighbourhood Attached Residential (NAR or 'Housing Choices') areas that provide densification opportunities and support the retention of existing street, block and lot patterns;
- establishing 'character areas' to enhance Maillardville's historical character;
- new medium density areas that support 'Main Street' revitalization and economic development opportunities;
- parks that support growth and provide recreational experiences; and
- a street, greenway and trail network that provides travel choice within the neighbourhood and connections beyond.

***Consultation Summary and Presentation of Updated Plan***

This report summarizes feedback from the final round of public consultation on the draft MNP. It also identifies, for Council review and consideration, proposed refinements to the draft Plan (Attachment 1) and draft Development Permit Area Guidelines (Attachment 2) that respond to this consultation feedback.

**Discussion/Analysis:**

***Final Phase of Public Consultation***

Staff consulted with numerous stakeholders on the draft MNP and design guidelines from June through October 2013. Key consultation events are outlined below (Attachment 3 provides a more detailed overview):

- Review/discussion with Council-in-Committee (June 17, 2013);
- Public Open House at Alderson Elementary School (June 27, 2013: 200+ attendees);
- Presentation to the Maillardville Commercial and Cultural Revitalization Advisory Committee (July 16, 2013); and
- Meeting with Coquitlam Youth Council West (October 3, 2013: 16 youth attendees).

**Feedback on the Draft MNP**

Based on feedback received, staff believes there is general support for the draft MNP. Commentary on the feedback is detailed later in this report, however highlights include the following (a copy of all open house comment forms and other correspondence on the draft Plan are available in the Councillor's office):

**Discussion/Analysis:** cont'd/

- General support for the land use concept, and support for these specific Plan components:
  - new Housing Choices and new medium-density areas;
  - park policies;
  - the preservation and enhancement of natural areas and water courses;
  - the heritage conservation and commemoration policies;
  - the transportation and utilities policies;
  - the Neighbourhood Centre policies; and
  - the proposed heritage-inspired, design guidelines.

**Maillardville Commercial and Cultural Revitalization Advisory Committee**

On July 16, 2013, staff presented the draft MNP to the Maillardville Commercial and Cultural Revitalization Advisory Committee (MCCRAC). Highlights of the discussion include (see Attachment 4):

- new development needs to reflect existing heritage character;
- policies and implementation measures that assist in the preservation and commemoration of Maillardville's heritage are important;
- providing opportunities for residents to remain in their community throughout their lives is important;
- commitment to Plan implementation by the City and developers is necessary; and
- 'heritage-inspired' design guidelines are needed for commercial signage along 'Main Street'.

**Youth Council Feedback**

Staff also met with Coquitlam Youth Council West to review the draft Plan.

Highlights of the discussion include:

- support for the inclusion of additional local shops along 'Main Street';
- developing the neighbourhood's historical identity is important;
- support for the heritage-inspired design guidelines;
- support for more affordable housing types (e.g., carriage homes);
- the protection of park space and natural areas is important; and
- the importance of increasing neighbourhood population to support shops, community facilities and other amenities is recognized.

***Incorporating and Addressing Feedback***

As noted above, staff believes there is general support for the draft MNP. However, during the consultation process (primarily from the open house) a few respondents raised concerns (noted in italics) about specific Plan and design guideline components. Staff responses to these concerns, and proposed minor Plan refinements for Council consideration, are summarized (in bullets) below:

**Discussion/Analysis:** cont'd/

**Neighbourhood Attached Residential (NAR; Housing Choices)**

*Feedback indicated support for new Housing Choices areas. A few respondents noted that increased densities resulting from NAR could lead to more traffic, greater demand for on-street parking and community amenities, and tree loss.*

- Housing Choices is key for accommodating new growth and stimulating reinvestment. This 'gentle densification' approach provides opportunities for retaining historic lot and block patterns and allows for redevelopment that respect neighbourhood character.
- New Housing Choices areas also place more residents close to commercial uses along the Brunette Avenue 'Main Street' and local schools.
- Redevelopment will also provide new frontage works and services that will improve the streetscape and retain (and often improve) on-street parking supply. Planned additional parkland and the development of greenways will add further amenities to the neighbourhood.
- Through redevelopment, staff will work with developers to retain mature trees where feasible.

*Staff note that respondents who attended the open house (June 27, 2013) did not comment on the petition brought forward to Council in June 2012, to designate the 1600/1700 blocks of Brunette (north side) and Sheridan Avenues as NAR.*

- The petition organizers have consulted with neighbours, which share a common access street (Sheridan). According to the organizers, the majority of these residents are in support of the NAR redesignation.
- Staff note that the proposed NAR redesignation is technically feasible and will provide a transition between a one-family residential homes to the north and future medium density residential development to the south. The land use concept in the draft Plan shows the NAR designation.

*Some respondents requested amendments to the Housing Choices zoning to reflect the historic lot patterns and lot sizes.*

- A Housing Choices zoning and design review is a key Plan implementation item to be initiated after the MNP is adopted, and review outcomes will be presented to Council for feedback at a later date.

**Medium Density Designated Areas**

*Overall, feedback indicated support for the proposed new medium-density areas.*

*However, a few respondents noted the potential for impacting south-facing views due to height (over 4 storeys); they also felt that such developments could increase traffic.*

- Staff note that the proposed medium density areas will accommodate new growth, and contribute to revitalization efforts in the Neighbourhood Centre.
- These proposed areas are also close to the Brunette Avenue 'Main Street', transit routes, community amenities, schools and existing employment.

**Discussion/Analysis:** cont'd/

- The medium density designation in the draft MNP allows for the RM-2 zone, which accommodates up to three storey, apartment and townhouse developments, and the RM-3 zone, which provides for apartment developments between 4 and 8 storeys.
- The draft MNP includes a policy requiring medium density development to transition ('step down') the building height to three storeys when adjacent to one-family residential homes.
- Also, a draft Plan implementation item involves amending the RM-3 zone to establish maximum heights for medium density development in the MNP area.

Maillardville Neighbourhood Centre

*The majority of respondents indicated general support for the Neighbourhood Centre policies. However, a few expressed concerns about the potential for high-rise buildings in the Neighbourhood Centre (no specifics were identified).*

- Consistent with the scope of the MNP update (presented to Council at the start of the MNP process in 2011), the Neighbourhood Centre policies are being 'carried-over' from those adopted by Council in 2008. The only additional policy proposed for the Neighbourhood Centre includes 'promoting commercial uses to support economic development and revitalization efforts' (see Section 4.1, pages 18 and 19 of the draft MNP).
- The 2008 Neighbourhood Centre policies were informed by a market and financial study, architectural testing and other technical analysis to ensure feasibility, and included consultation with the community and the Mayor's Task Force for Maillardville, with the goal of supporting revitalization in the neighbourhood centre. These policies support:
  - higher densities, up to a maximum 3.5 FAR (Floor Area Ratio) and including the possibility of residential high-rises, to help stimulate revitalization;
  - a four- to eight-storey streetwall along Brunette Avenue, and signature 'flat-iron' buildings at key gateways to the Neighbourhood Centre;
  - a focused commercial street along Brunette Avenue, west of LeBleu Street;
  - view corridors between high-rises, by requiring small high-rise floor-plates ( $700\text{ m}^2$  or less) and minimum spacing between them.
- Staff note that while some high-rise development may occur over time, it will likely be limited to the sub-area between the Lougheed /Brunette intersection and west of LeBleu Street. Also, it is anticipated that if any high-rise development occurs, it will not be of the same scale and height as what exists or is anticipated in City Centre, Burquitlam and Lougheed areas along the Evergreen Line.
- Suggestions have been made by some commercial property owners to increase allowable densities above 3.5 FAR. Staff noted at the June 17, 2013 Council-in-Committee meeting that the current density should be maintained, as density increases may actually deter redevelopment by impacting land prices, and that densities higher than 3.5 FAR are more appropriate along the Evergreen Line.

**Discussion/Analysis:** cont'd/

- Based on the above, staff recommends 'staying the course' in implementing the 2008 Neighbourhood Centre policies in the draft MNP.
- However, concerns regarding high-rise development in a historically low-rise area are noted, and staff propose to undertake an 'Off-Evergreen Line' study to review appropriate building densities and heights, relative to market realities and community values, in neighbourhood centre areas not located along the Evergreen Line (Maillardville, as well as Austin Heights, where similar concerns have been expressed). Staff will report back to Council in the coming months regarding the scope and timing of this study.

*Feedback by MCCRAC note that mobility in and around and access to the Neighbourhood Centre needs to be improved.*

- Staff note that a policy direction for improved pedestrian and vehicular access to the Neighbourhood Centre has been added in the draft Plan (Section 3.9).

**Parks**

*Overall, feedback indicated strong support for the proposed addition of Booth Farm Park and the acquisition of an additional three acres of park space, to be determined at a later date. A few respondents expressed interests about the location of potential parks and the timing of park land acquisition.*

- Staff note that the landowners that have parkland proposed on their properties were consulted with, prior to presentation of the draft MNP, and were supportive of the proposed new parkland locations noted in draft Plan.
- As part of Plan implementation, the location of three additional acres of parkland and the timing of acquisition will be identified through a park acquisition plan.

**Heritage Conservation and Commemoration**

*Overall, feedback indicated significant support for the proposed heritage conservation and commemoration policies. A few respondents noted that additional density that could accompany preservation efforts must 'fit' with the heritage character of the neighbourhood.*

- Heritage Revitalization Agreements (HRAs), a key policy direction of the draft MNP, will ensure a good 'fit' with neighbourhood character for heritage development projects.
- As part of Plan implementation, detailed HRA guidelines and procedures will be developed to help govern negotiations between the developer and the City for redevelopments that involve heritage buildings. These HRA guidelines, which will detail when and how HRAs will be used, will be presented to Council for review and feedback at a later date.

**Discussion/Analysis:** cont'd/

Design Guidelines

*Overall, feedback indicated support for the draft design guidelines. A few respondents questioned the heritage-inspired approach and advocated for contemporary architecture.*

- The draft MNP-specific design guidelines apply to the Neighbourhood Centre, Allard-LeBleu, and Laval Square areas, which all have distinct historical significance. City-wide design guidelines, which allow for contemporary building designs, will apply to the remainder of the neighbourhood.
- Staff note that the proposed heritage-inspired design guidelines were informed by existing heritage buildings in the neighbourhood and region.

*The Maillardville Commercial and Cultural Revitalization Advisory Committee provided feedback on the guidelines and requested that similar complementary materials recommended for buildings should also apply to commercial signage in the Neighbourhood Centre.*

- The draft design guidelines have been updated to include design provisions that encourage steel fretwork (wrought-iron-like design) and wood as part of commercial signage in Maillardville's Neighbourhood Centre (Section 4.1.1 Signage, draft Development Permit Area Guidelines).

Transportation (Street Network + Parking)

*A majority of respondents commented favourably on the transportation policies. A few noted that improvements are needed to the Brunette Interchange, adequate parking in the Neighbourhood Centre should be provided with redevelopment, and improved pedestrian and bicycle connections to Braid SkyTrain Station.*

- Brunette Interchange improvements and strengthened pedestrian and bicycle linkages with Braid Station are identified in the draft Plan (Section 3.9).
- Staff also note that as developers reinvest in the Neighbourhood Centre, they will provide off-street, structured parking to bylaw standards and the development of on-street parking pockets along Brunette Avenue, where appropriate and technically feasible.

Rochester RavineHabitat Compensation Project (related to draft MNP process)

In conjunction with the draft MNP Open House on June 17, 2013, Engineering and Public Works and Parks, Recreation and Culture (PRC) presented the proposed Como Creek Habitat Compensation project and associated trail improvements in Rochester Park, for review and feedback.

*Some attendees shared supportive and un-supportive comments regarding the habitat compensation project and the proposed trail improvements in the ravine area. Some also commented on the closure of the Rochester Park outdoor pool.*

- Staff note that Engineering and Public Works and PRC are coordinating their efforts on the habitat compensation project and a master planning process for Rochester Park. Also, water play experiences will be considered in the future master planning process for the Park. Staff will report back to Council on these items for review and feedback in the near future.

**Discussion/Analysis:** cont'd/

***Other Draft Plan Refinements***

Based on further staff review and work being undertaken on separate but related projects, staff also propose the following minor amendments:

- An additional policy that directs the identification of suitable locations for 'Green Streets' in the neighbourhood, where feasible and subject to transportation network analysis (Section 3.7 Neighbourhood/Site Design).
- Additional environment policies and refinements are proposed for Section 3.6 and Section 6.0, to help maintain watercourse health and minimize conflicts between residents and bears (and other urban wildlife). Staff note that bear sightings have become more frequent in Southwest Coquitlam, including Maillardville. These proposed bear/wildlife management policies, which are based on similar policies in the Partington Creek Neighbourhood Plan (PCNP), respond to this situation but are also tailored to Maillardville's existing urban context. These policy refinements and additions include :
  - clarifying policy 3.6 (f) to better reflect the priority for the use of native plantings in the Plan area;
  - using fencing adjacent to Riparian Areas Regulation (RAR) areas, as part of new development, to minimize trespassing into RAR areas and human-wildlife conflicts (policy 3.6 g);
  - the design of new and replacement watercourse crossings shall consider the use of either clear span bridges or large culverts, subject to engineering, geotechnical and environmental review, and where warranted (policy 3.6 h). This approach is being recommended to preserve watercourse health and allow for free movement of wildlife at road crossings; and
  - an implementation policy to amend bylaws and guidelines to reduce bear/wildlife-human conflicts and monitor effectiveness over time (policy 6.1 l).

**Schoolhouse East Policy Amendments**

Through the Industrial Zone Review project, nine industrial zones are being streamlined into three new zones. To ensure policy alignment with this process a number of CWOCP policy amendments, including amendments to draft MNP policies, are needed. These amendments, located in Section 3.3 Industrial and Section 4.3 Schoolhouse East, include:

- Establishing retail and office uses as accessory uses in the Schoolhouse East sub-area, to ensure industrial activity is the primary use; and
- the proposed removal of 'Work-Live' as a permitted use in the Schoolhouse East sub-area, given that there has been no market take-up. This area is also a 'Mixed Employment' area in Metro Vancouver's Regional Growth Strategy (RGS), which does not permit residential uses.

**Discussion/Analysis:** cont'd/

Staff also note that property owners in the southeast portion of Schoolhouse East (specifically 1701 Lougheed Highway) are considering a land use change to their site. Land use options for this site are limited by the 'Mixed Employment' designation, which only supports commercial or industrial uses. Staff will report back to Council, as necessary, following further consultation with the owners and follow-up analysis.

***Proposed Amendments to the Southwest Coquitlam Area Plan (SWCAP)***

When the MNP is brought forward for bylaw consideration, the OCP amendment bylaw will also include text and map schedule changes to Southwest Coquitlam Area Plan (SWCAP) to ensure consistency between the MNP and SWCAP, while also removing outdated information.

**Maillardville Streetscape Guidelines**

Heritage-inspired streetscape guidelines are being developed to support MNP policies, the design guidelines and to reinforce Maillardville's unique character. These Guidelines will apply to the Neighbourhood Centre and the Laval Square and Allard-LeBleu Heritage Character Areas, and will include a 'kit of parts' that includes street furnishings (e.g., benches, trash receptacles), sidewalks and other pavement finishes, light standards (streets and pedestrian), street trees and landscaping. Staff will present the Streetscape Guidelines to Council for review and feedback prior to bringing the draft MNP back to Council as a CWOCP amendment bylaw.

**Next Steps:**

Following Council's feedback, staff will finalize the draft MNP and design guidelines. The servicing assessment will also be brought forward for Council's review (details on this below). As identified above, staff will also present to Council the draft Streetscape Guidelines for information and feedback. Staff will then report back to Council with an updated Maillardville Servicing Assessment, Streetscape Guidelines and CWOCP Bylaw to integrate the MNP and development permit design guidelines into the CWOCP.

**Financial Implications:**

As noted above, and similar to the Partington Creek Neighbourhood Plan (PCNP) process, a high level *Maillardville Servicing Assessment* has been prepared to identify required infrastructure improvements (transportation, utilities, parks) to support development of the MNP area, and in some cases to serve adjacent neighbourhoods in Southwest Coquitlam.

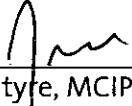
The Servicing Assessment includes estimated costs and funding (such as Development Cost Charges), and will be brought forward as a separate report to Council for feedback. It is also important to note that additional amenity-funding mechanisms, including density bonusing and community amenity contributions (CACs), are not proposed to be implemented in the MNP area at this time.

**Financial Implications: cont'd/**

The 2008 Neighbourhood Centre study identified the possibility that additional density or developer contributions may increase land prices, which in the current development climate, may discourage redevelopment projects that are key to revitalizing Maillardville. Therefore, staff proposes to remove the implementation policy (previously presented to Council in the June 17, 2013 draft MNP) that called for the development of a density bonus program for the Neighbourhood Centre and revisit this concept as part of the proposed 'Off-Evergreen Line' study.

**Conclusion:**

Based on feedback received during the consultation process, there is general support for the draft Maillardville Neighbourhood Plan (MNP) and design guidelines. A few specific concerns raised during consultation have been considered and addressed through minor MNP updates for Council's feedback and consideration. Following Council's feedback on the draft Plan, a CWOCP Amendment Bylaw will be prepared and brought back to Council for consideration.

  
J.L. McIntyre, MCIP, RPP

RN/ms

**Attachments:**

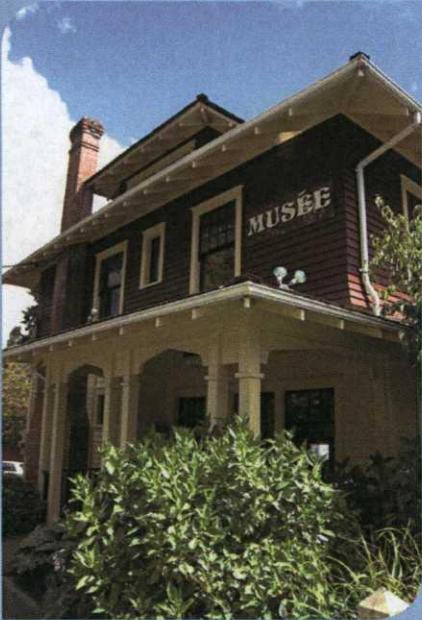
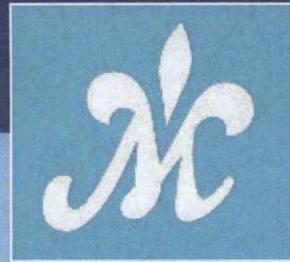
1. Draft Maillardville Neighbourhood Plan (Doc#1591316)
2. Draft Development Permit Area Guidelines (Doc#1591095)
3. Consultation Process Summary and Outreach Initiatives (Doc#1578279)
4. Minutes from the July 16, 2013 Minutes from the Maillardville Commercial and Cultural Revitalization Advisory Committee Meeting (Doc#1491767)

This report was prepared by Russell Nelson, Community Planner and reviewed by Steve Gauley, Senior Planner and Carl Johannsen, Manager Community Planning.

ATTACHMENT 1

# Maillardville

Draft Version: December 3, 2013



City of Coquitlam

*Citywide Official Community Plan - Chapter 9.1*

## Maillardville Neighbourhood Plan

*Respecting the past,  
looking to the future*

Adopted xxxx, x, 2014

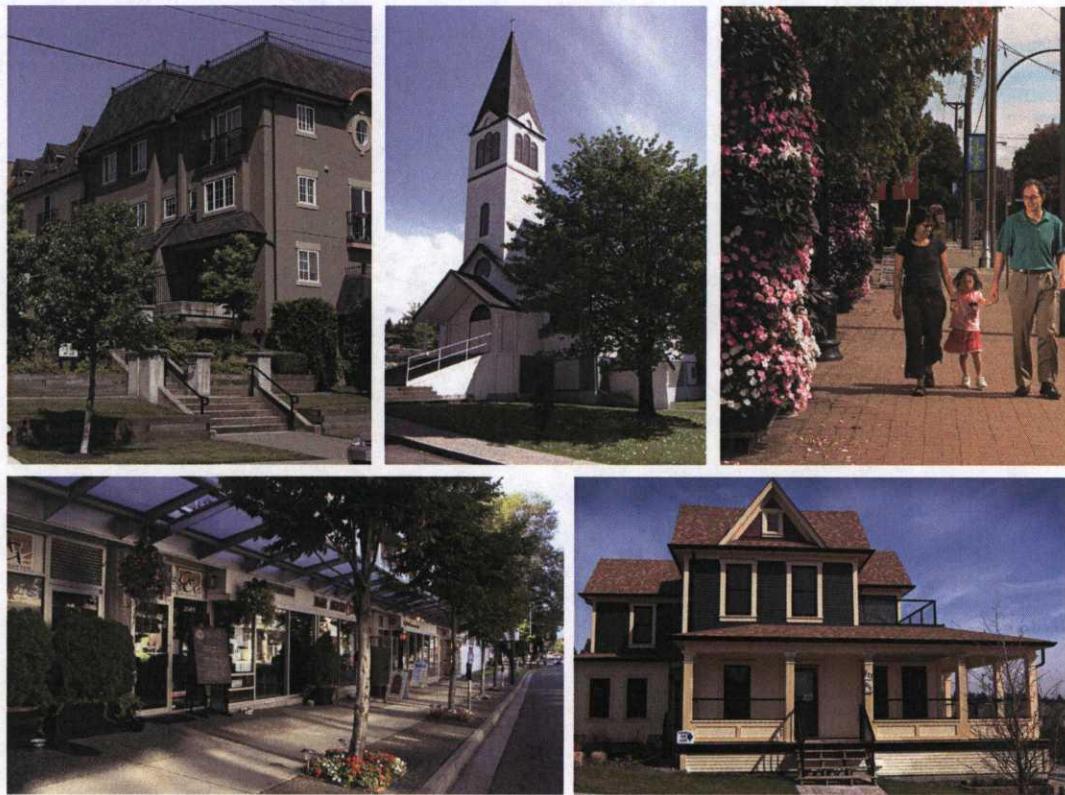
Coquitlam  
Planning &  
Development



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

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

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



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

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

## ***Maillardville Neighbourhood Plan***

<b>1.0 INTRODUCTION</b>	<b>1</b>
1.1 Maillardville: Yesterday, Today and Opportunities for Tomorrow	1
1.2 Relationship to Other Plans	2
1.3 Plan Structure	2
<b>2.0 VISION, PRINCIPLES AND LAND USES</b>	<b>3</b>
2.1 Plan Vision	3
2.2 Plan Principles	3
2.3 Maillardville Tomorrow: Land Use Concept & Designations	4
<b>3.0 GENERAL POLICIES</b>	<b>7</b>
3.1 Commercial	7
3.2 Residential	8
3.3 Industrial	9
3.4 Civic and Major Institutional and Schools	9
3.5 Parks, Recreation and Culture	10
3.6 Environment	11
3.7 Neighbourhood / Site Design	12
3.8 Heritage Conservation and Commemoration	13
3.9 Transportation	14
3.10 Utilities	17
<b>4.0 SPECIFIC AREA POLICIES</b>	<b>18</b>
4.1 Maillardville Neighbourhood Centre	18
4.2 Heritage Character Areas - Laval Square and Allard-LeBleu	20
4.3 Schoolhouse East	21
4.4 Lougheed Brunette	22
<b>5.0 DEVELOPMENT PERMIT AREAS</b>	<b>23</b>
<b>6.0 IMPLEMENTATION AND MONITORING</b>	<b>23</b>
<b>7.0 SCHEDULES</b>	
Schedule A – Land Use Designations	
Schedule B – Greenways and Bike Routes	
Schedule C – Neighbourhood Centre: Ground Floor Level Uses Along Street Frontages	

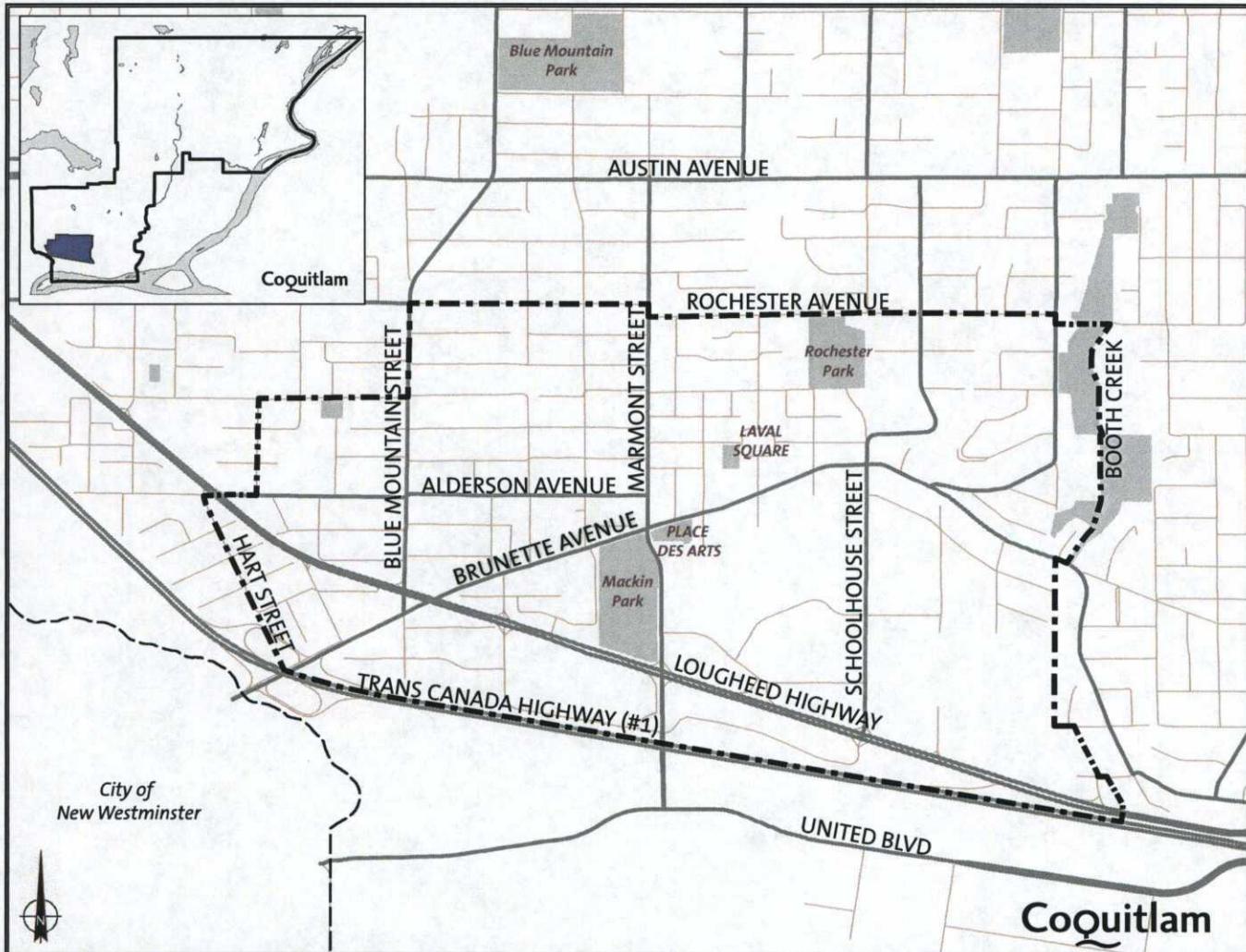


Figure 2: Maillardville Neighbourhood Location

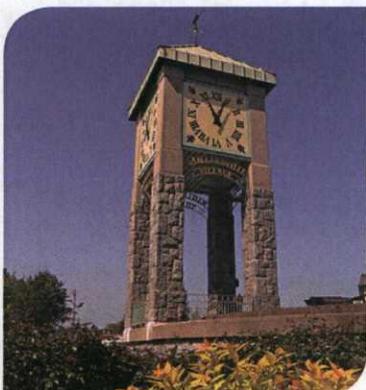
## SECTION 1 – INTRODUCTION

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



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

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



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



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

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



## 1.2 Relationship to Other Plans

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

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

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

## 1.3 Plan Purpose and Structure

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

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

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

## SECTION 2 - VISION, PRINCIPLES AND LAND USES

### 2.1 Plan Vision

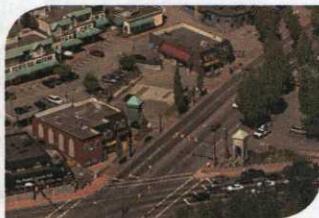
Developed in consultation with the Maillardville community, and based on Maillardville's distinct context and opportunities for growth and investment, this vision serves as the policy foundation for the Maillardville Neighbourhood Plan:

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

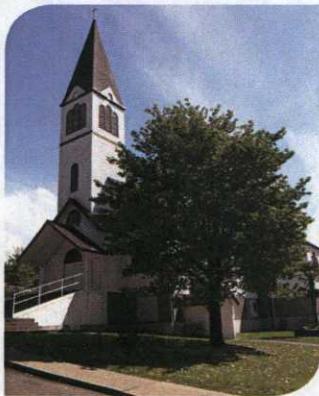
### 2.2 Guiding Principles

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

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



Restore Main Street



Preserve Heritage



Build Vibrant Public Spaces



## 2.3 Maillardville Tomorrow

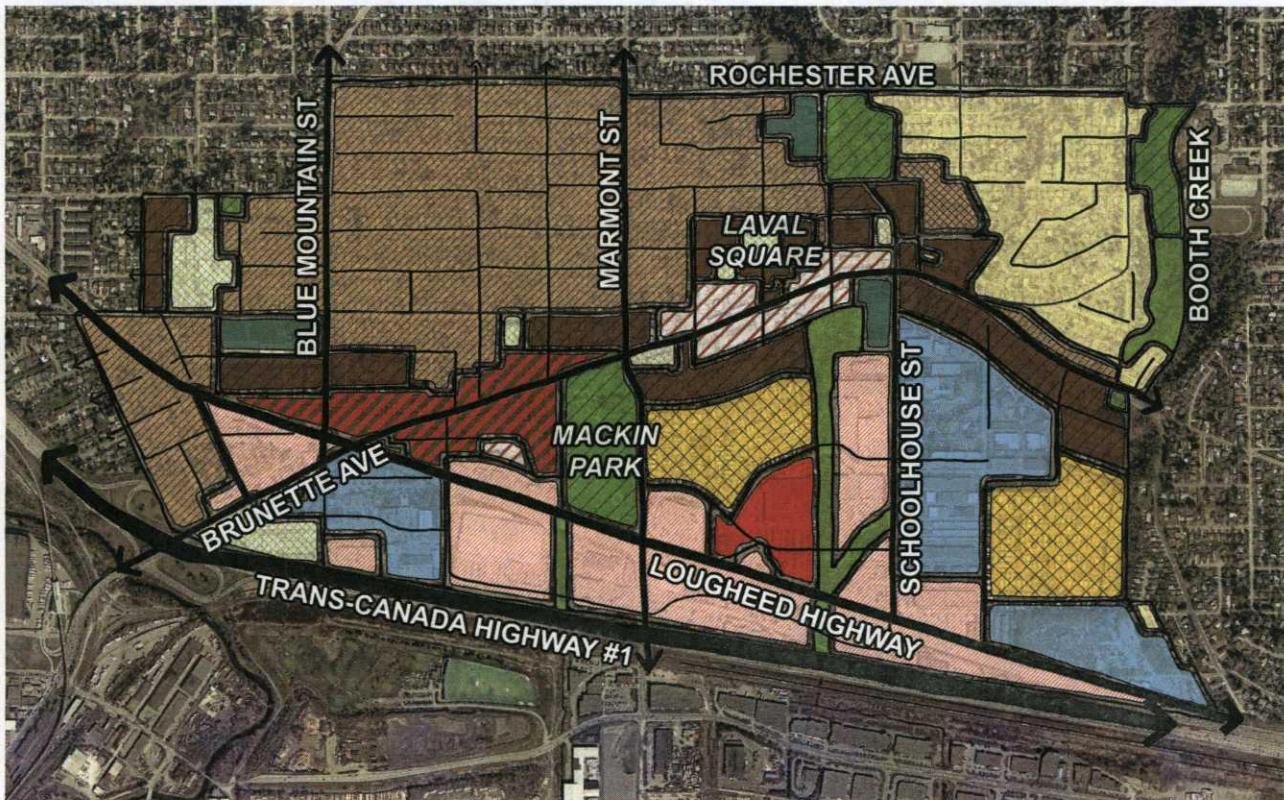
### 2.3.1 Land Use Concept

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

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

Figure 3: Land Use Concept

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



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

Adopted xxxx, xx, 2014

### 2.3.2 Land Use Designations

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

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



**General Commercial:** accommodates a range of lower-density commercial uses, such as shopping plazas.



**Service Commercial:** provides for auto-oriented, large-format commercial uses.



**Maillardville Neighbourhood Centre:** accommodates mixed-use commercial and medium and high-density residential development.



**Medium-Density Apartment:** provides for apartment and stacked townhome building forms.



**Low Density Apartment:** accommodates a multi-family residential use at lower densities.



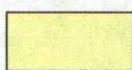
**Urban Townhousing:** accommodates medium density residential development within townhouse forms.



**Townhousing:** provides a low-density building form suitable for larger households.



**Neighbourhood Attached Residential:** provides for innovative, small scale, 'Housing Choices' dwelling types.



**One-Family Residential:** accommodates single-family homes and limited local commercial development.



**Mobile Home Park:** accommodates the existing Wildwood and Mill Creek Village mobile home parks.



**School:** accommodates existing schools.



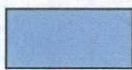
**Civic and Major Institutional:** provides for certain civic and institutional development sites.



**Parks and Recreation:** accommodates lands being used or intended to be used as public parks, oriented to active recreation pursuits.



**Natural Areas:** provides for areas, such as watercourses and hazardous and steep-sloped lands, that are to remain in an undeveloped state.



**Industrial:** accommodates industrial development.

### 2.3.3 Corresponding Zones

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

**Table 1 - Corresponding Zones**

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

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

## SECTION 3 - GENERAL POLICIES

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

### 3.1 Commercial

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



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



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

#### Policies:



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



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



## 3.2 Residential

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

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

Specific policies requiring heritage conservation are noted in Section 3.8.

### Policies:

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

### 3.3 Industrial



Maillardville includes an industrial land base that helps support the Plan principle of facilitating job growth in the neighbourhood. These strategically located industrial lands are linked to the broader city and region by Lougheed Highway and Highway #1 and are key business and employment generators that make a significant contribution to Coquitlam's economy. Plan policies seek to maintain and enhance these industrial areas over time.

The policies and regulatory amendments anticipated to result from the Industrial Zone Consolidation program will help support a wide range of industrial uses appropriate to the City's strategic goal of expanding local jobs and local prosperity. The upcoming Fraser Gateway Employment Corridor Strategy, which will include all the industrial lands in Southwest Coquitlam, will provide further policy direction on industrial land in Maillardville.

**Policies:**

- a) Maintain industrial uses in areas shown in Schedule A.
- b) Encourage efficient use of industrial lands, including through intensification as they redevelop for a new generation of industry.

### 3.4 Civic and Major Institutional and Schools



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

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

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

**Policies:**

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



### 3.5 Parks, Recreation and Culture

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



#### Policies:

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

- m) Design parks and recreation spaces to allow for various informal and formal uses, local events and celebrations.
- n) Improve the visual identity of the neighbourhood with tree plantings as part of redevelopment, infrastructure projects and other public or private ventures.

### 3.6 Environment

The Maillardville neighbourhood contains a number of important stream corridors and associated riparian areas that require protection as the neighbourhood grows, supported by the *Como, Nelson and Rochester Creek Integrated Watershed Management Plans*. Plan policies seek to protect and improve downstream water quality, fish and wildlife habitat and storm water management functions, through new development and infrastructure projects, as well as through partnership-based initiatives. Plan policies also work to reduce human-wildlife conflicts by removing or minimizing wildlife attractants in landscaping, preventing wildlife access to solid waste, and following provincial and municipal best management practices for urban wildlife.



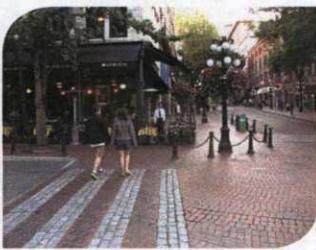
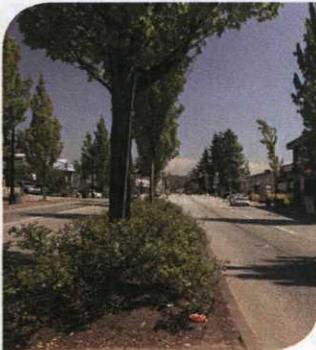
#### Policies:

- a) Require a Development Permit for all development of land within watercourses and associated riparian areas, as shown as Riparian Assessment Areas on Schedule A.
- b) Improve natural areas and wildlife corridors through new development, infrastructure projects and other funding opportunities for areas in and around creeks and tributaries in the Como, Nelson and Rochester Creek watersheds.
- c) Pursue through new development, infrastructure projects, partnerships and other funding sources, opportunities to rehabilitate natural areas for improved environmental function and quality.
- d) Ensure the use of bear/wildlife-resistant garbage and recycling receptacles near and in parks, schools, urban trails, greenways and other areas of high pedestrian activity, as appropriate.
- e) Require multi-family and Housing Choices residential, commercial, mixed-use and industrial development to manage solid waste by providing secure space and facilities for bear/wildlife-resistant garbage, organics and recycling collection.
- f) Maximize the use of native plant species in landscape plans for new development.
- g) Utilize bear/wildlife-resistant fencing (minimum 1.8 metre, or 6 feet, high chain-link fencing) along Riparian Areas Regulation (RAR) areas as part of new development, to reduce trespass and minimize the risk of bear/wildlife -human conflicts.
- h) To preserve watershed health and allow for the free movement of wildlife, subject to engineering, geotechnical and environmental review and recommendations, and where warranted, the design of new or replacement crossings over watercourses shall consider:
  - i. Clear-span bridges instead of culverts in strategic locations; or
  - ii. Large culverts, with adequate space for bear/wildlife passage.



### 3.7 Neighbourhood / Site Design

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

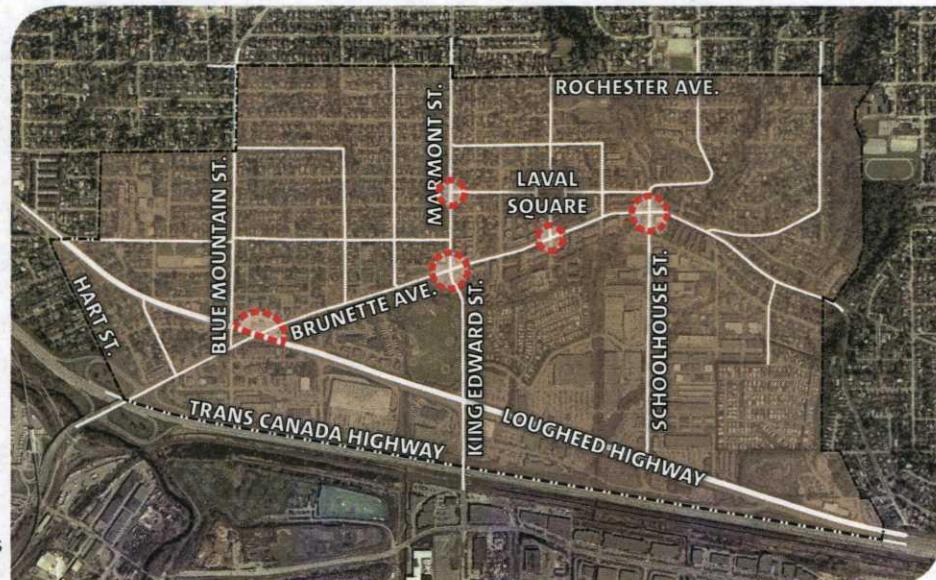


#### Policies:

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



Figure 5: Focal Points



Adopted xxxx, xx, 2014

### 3.8 Heritage Conservation and Commemoration



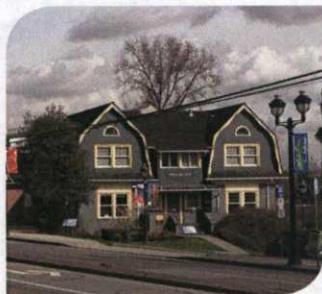
A central guiding principle of the Plan is ‘preserving heritage’, which responds to the need to ensure Maillardville’s heritage buildings and landscapes are preserved and celebrated as redevelopment occurs within distinct heritage character areas. Thus Plan policies aim to conserve historic buildings,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

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

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

#### Policies:

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





## 3.9 Transportation

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



### Pedestrian Policies:

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



### Cycling Policies:

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

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



#### Greenway Policies:

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

#### Transit Policies:

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



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



### Street Policies:

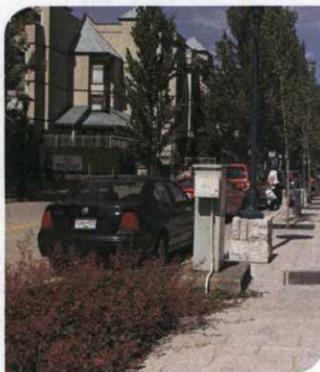
#### All Streets

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

#### Brunette Avenue



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



#### Parking Policies:

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

### 3.10 Utilities

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

#### Policies:



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



## SECTION 4 - SPECIFIC AREA POLICIES

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

### 4.1 Maillardville Neighbourhood Centre



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

#### Policies:

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



Figure 6: Maillardville's Neighbourhood Centre

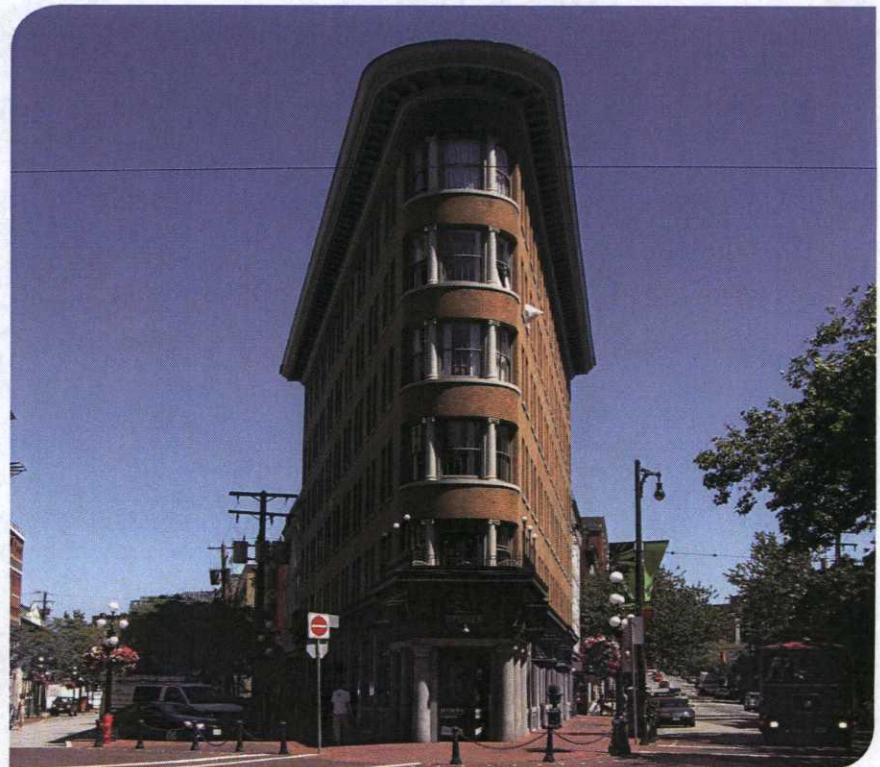
Adopted xxxx, xx, 2014

# 9.1

## Maillardville

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

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



Adopted xxxx, xx, 2014



## 4.2 Heritage Character Areas

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

### Policies:

#### Laval Square and Allard-LeBleu

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



#### Laval Square Only

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

	Medium Density Apartment
	Low Density Apartment
	Neighbourhood Attached Residential
	Civic and Major Institutional
	Urban Townhousing
	Laval Square
	Allard-LeBleu

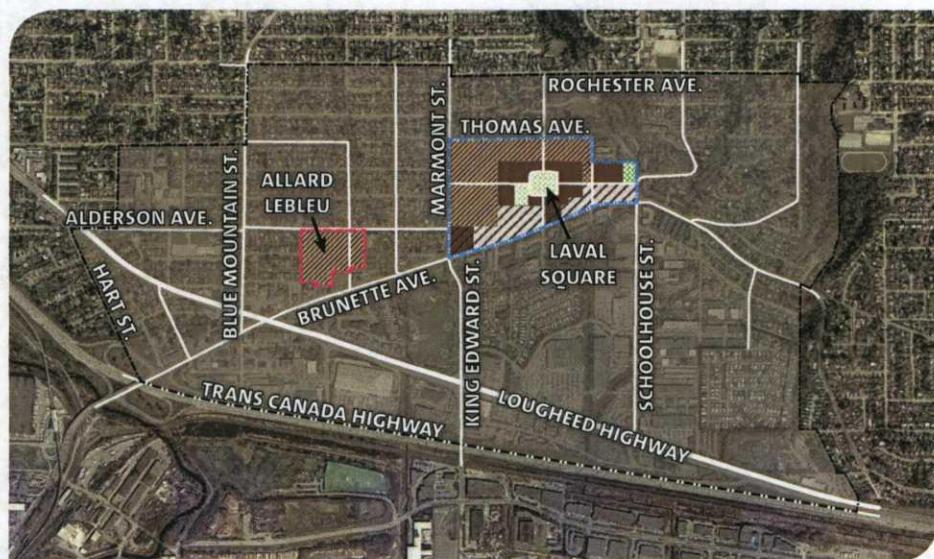


Figure 7: Laval Square and Allard-LeBleu Character Areas

Adopted xxxx, xx, 2014

### 4.3 Schoolhouse East

The land use concept supports the retention of industrial lands located on the east side of Schoolhouse Street, which are important employment generating lands that are highly visible, and are easily accessible from regional highways (Lougheed Highway and Highway #1). The Schoolhouse East policies support continued industrial intensification and provides for accessory uses that are compatible with industrial and employment generating uses.

**Policies:**

- Allow office uses that are compatible with industrial lands in the Schoolhouse East area, as delineated on Figure 8.
- Allow a limited amount of retail as an accessory use in part of the Schoolhouse East area, as delineated on Figure 8.
- Accommodate future street widening along Schoolhouse Street by maintaining building setback requirements along property line for those areas within 200 metres (650 feet) of the intersections at Lougheed Highway and Booth Avenue.



Figure 8: Schoolhouse East Area



## 4.4 Lougheed Brunette

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

### Policies:

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

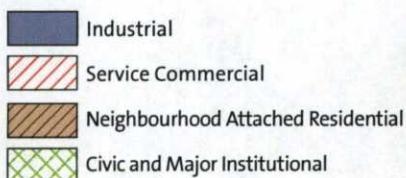


Figure 9: Lougheed Brunette Area

Adopted xxxx, xx, 2014

## SECTION 5 - DEVELOPMENT PERMIT AREAS

### 5.1 Development Permit Areas

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

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

## SECTION 6 - IMPLEMENTATION AND MONITORING

### 6.1 Implementation

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

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

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



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

## 6.2 Monitoring

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

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

## SCHEDULE A

### MAILLARDVILLE NEIGHBOURHOOD PLAN

#### LAND USE DESIGNATIONS

#### LEGEND

##### Land Use Designations

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

##### Street Network

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

##### Environment

- Streams \*
- Riparian Assessment Area (RAA) \*



100 50 0 100 200 300 400  
Metres

Adopted: N/A

Last Amended: N/A

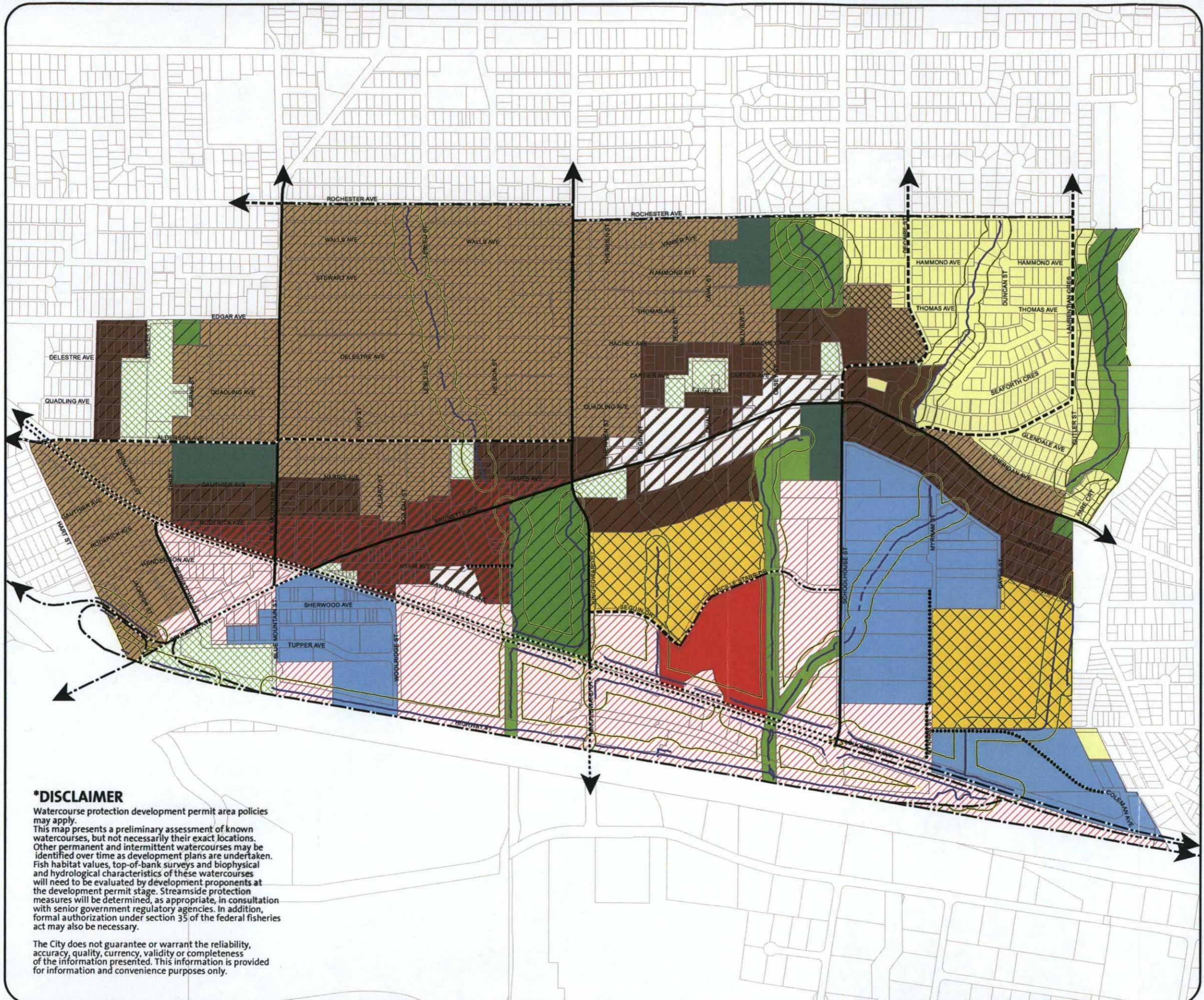
Last Issued: May 29, 2013

Map Projection: UTM Nad1983

Prepared By: Planning & Development

Source: City of Coquitlam

**Coquitlam**



## SCHEDULE B

### MAILLARDVILLE NEIGHBOURHOOD PLAN

#### GREENWAYS & BIKE ROUTES

##### LEGEND

###### Greenway Alignment

Citywide Greenway

Citywide Greenway (Alternative)

Neighbourhood Greenway

Neighbourhood Greenway (Alternative)

###### Bike Route Alignment

Bike Route

###### Bike Facility Class and Finishing Type

Class 1: Multi-Use Pathway

••••• Class 1: Local Street Bikeway

— Class 2: Bike Lane

- - - Class 2: Marked Wide Curb Lane

· · · · · Class 3: Bike Lane

###### Trail

Maillardville Trail



0 50 100 200 300 400 500  
Metres

Adopted: N/A

Last Amended: N/A

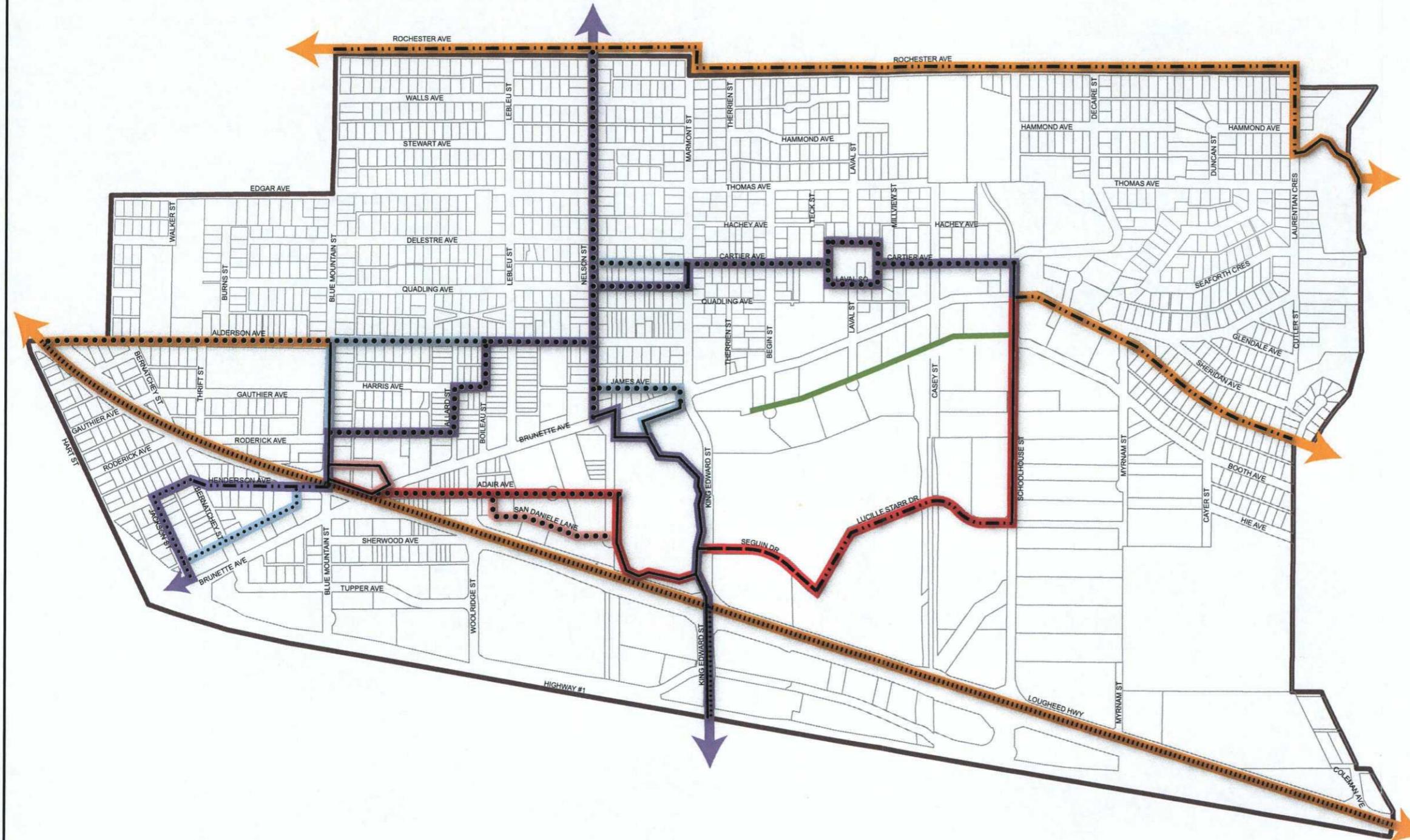
Last Issued: November 6, 2013

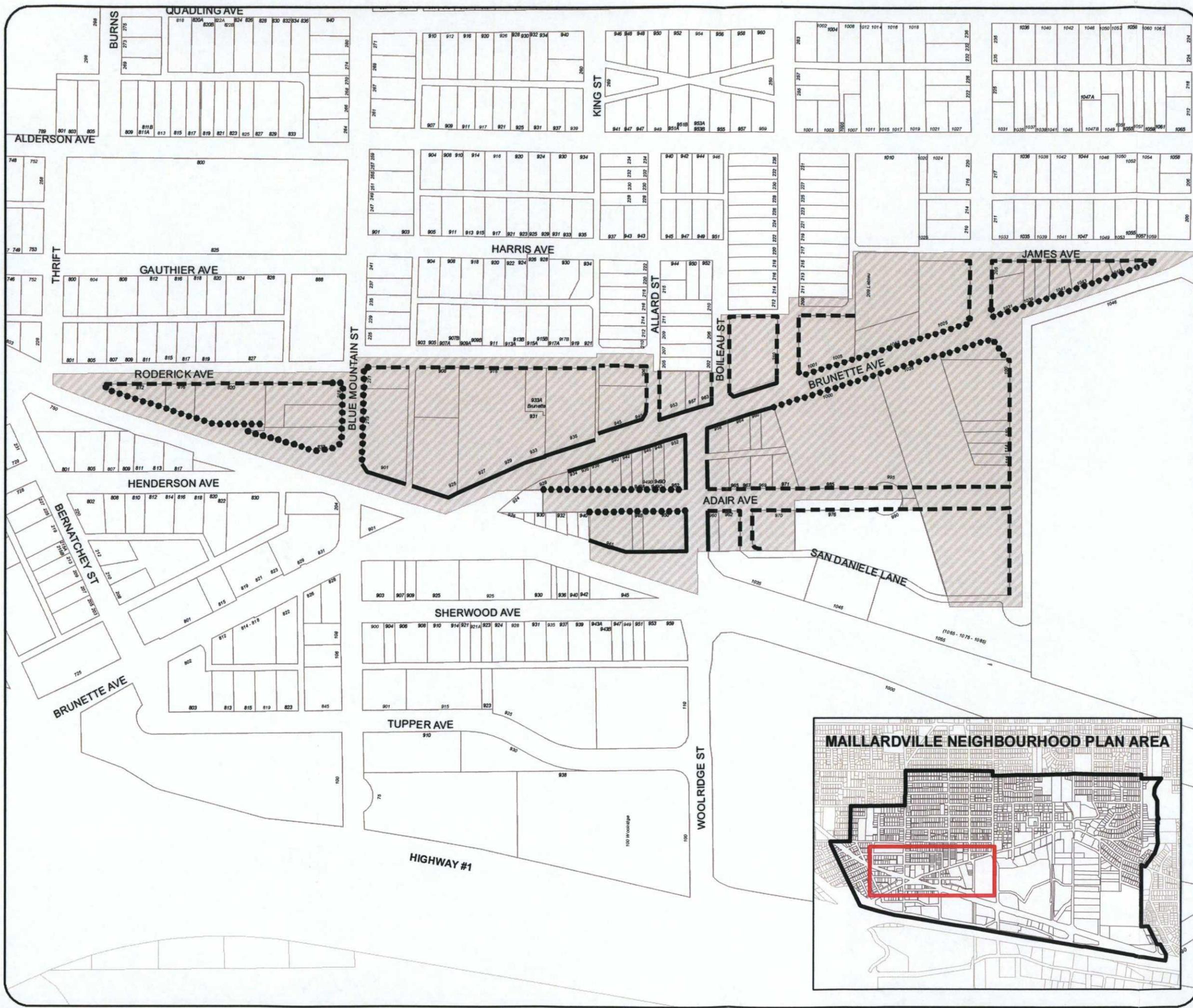
Map Projection: UTM Nad1983

Prepared By: Planning & Development

Source: City of Coquitlam

**Coquitlam**





# SCHEDULE C

## MAILLARDVILLE NEIGHBOURHOOD PLAN

### NEIGHBOURHOOD CENTRE

#### GROUND FLOOR LEVEL USES ALONG STREET FRONTAGES

## **LEGEND**

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



A scale bar representing distance in metres. It features numerical markings at 0, 30, 60, 120, 180, and 240. The segment between 0 and 30 is divided into three equal segments by two small tick marks. The segments between 30 and 60, and between 60 and 120, each contain one tick mark. The segment between 120 and 180 contains two tick marks, and the segment between 180 and 240 contains three tick marks.

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

**Coquitlam**

# Neighbourhood Specific Guidelines

**4**



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

## Sections

- 4.1 Maillardville
- 4.2 Waterfront Village
- 4.3 Windsor Gate

## 4.1 Maillardville

### 4.1.1 MAILLARDVILLE NEIGHBOURHOOD CENTRE DEVELOPMENT PERMIT AREA

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

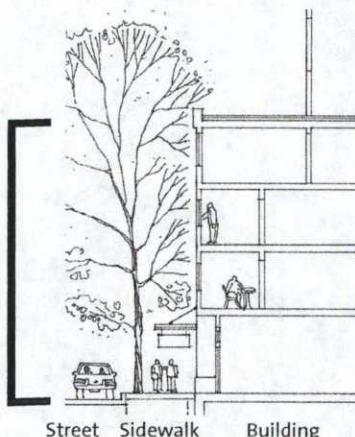
These guidelines draw on existing, heritage-inspired building designs that acknowledge and celebrate the neighbourhood's history, and also draw inspiration from the design character of buildings found within historic commercial districts, developed between the late 1800s and early 1900s, in the region.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

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

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



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



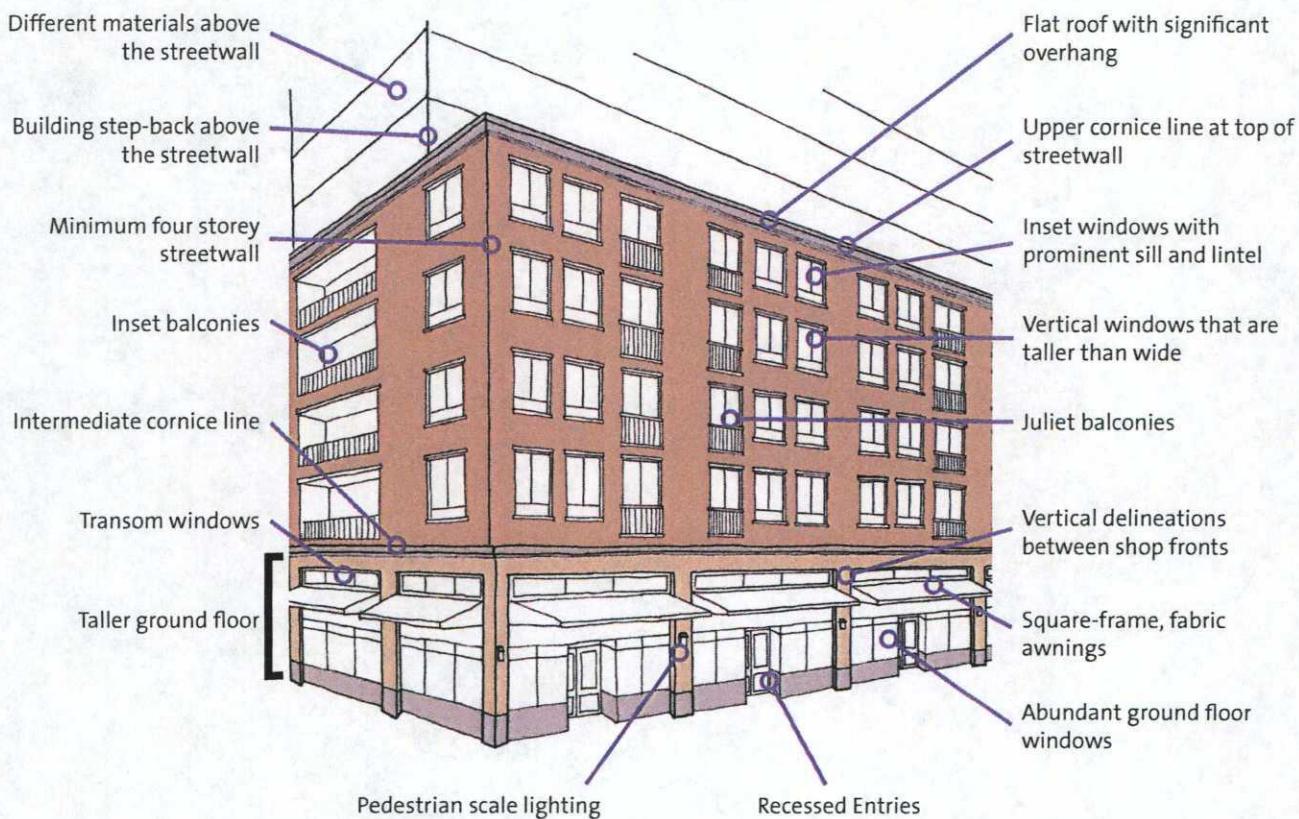
Streetwall portion of a building

Maillardville Neighbourhood Centre  
Development Permit Area

### 4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

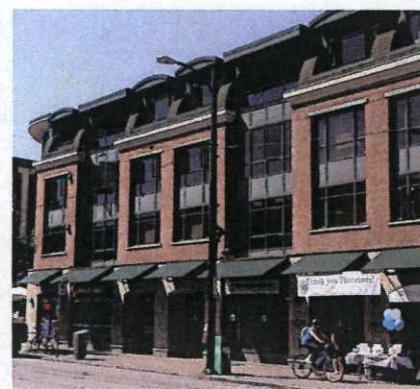
#### a) Maillardville Development Permit Guidelines At-A-Glance

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



#### b) Building Design

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



Demonstrates building design with distinct base, middle and top.

#### 4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

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

- ii. Require the ground floor level of streetwall buildings to incorporate the following for areas designated *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*:
  - 1. Natural, regular coarse granite, wood and heavy timbers as the primary finishing material. Brick, cementitious boards or panels, and/or traditionally-styled cast stone may be considered as an alternative to wood or as a secondary material. Aluminum, spandrel panels and vinyl should be avoided.
  - 2. A continuous, intermediate cornice at the uppermost edge of the ground floor level. The height of this cornice should align with the height of the cornices on neighbouring buildings.
  - 3. Sufficient height to accommodate transom windows, a signband strip and awnings above the entry doors and windows at the ground floor level yet below the intermediate cornice.
  - 4. Wood as the preferred material for window and door systems. In circumstances where other materials, such as aluminum are used, window and door systems should be anodized in dark colours.
- iii. Ensure storeys above the ground floor level of streetwall buildings include the following for areas designated *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*. These guidelines also apply to the entire façade of all streetwall buildings for areas designated *Residential Street Frontage*:
  - 1. A greater proportion of solid-wall-to-window-ratio;
  - 2. Window placements that form a consistent rhythm across the façade. Windows may be grouped to maximize daylight to interior spaces, provided the grouping respects the spacing rhythm;
  - 3. Windows that have a vertical orientation (more tall than wide), are divided into a minimum of two sections by a mullion and include a distinct sill and lintel;
  - 4. Windows that are wood-framed or metal (anodized in dark colours);



Demonstrates an intermediate cornice and brick and stone as primary materials



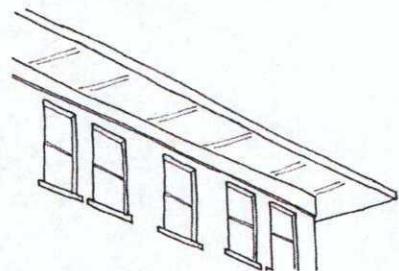
Demonstrates inset windows with dark frames that are oriented vertically grouped into a consistent rhythm

#### 4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

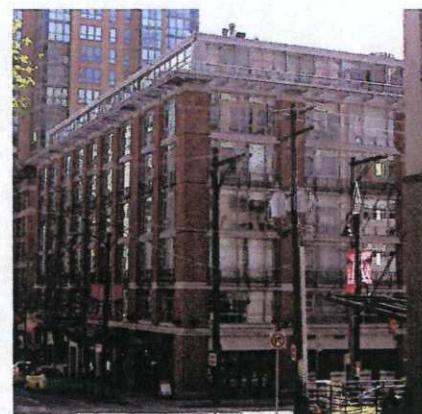
- 5. Windows that are inset from the building face (approximately 0.10 m or more) to provide texture, depth and shadow; and
- 6. Wood as the primary finishing material. Cementitious boards or panels, brick, and/or traditionally-styled cast stone may be considered as an alternative to wood or as a secondary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



Demonstrates a contemporary mansard roof with dormers



Demonstrates a generous overhang with a flat roof style

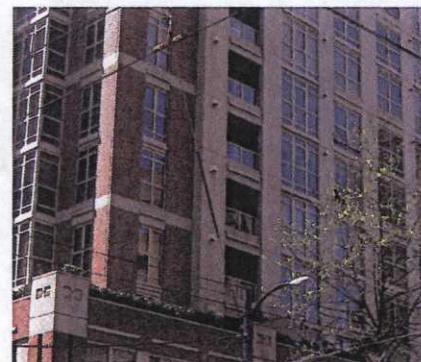


Demonstrates different materials above the streetwall and metal fretwork for planter boxes.

#### 4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

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

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



Demonstrates inset balconies

##### Future Flexibility – supplemental to Building Type Guideline 3.1.1 e)

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

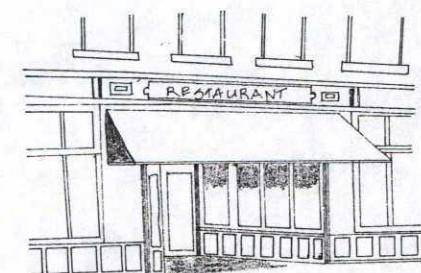


Demonstrates double-height ground floor with transom windows, square-framed, fabric awnings and abundant windows

#### c) Active Frontages

##### Transparency – supplemental to Citywide Guideline 2.2.2 a)

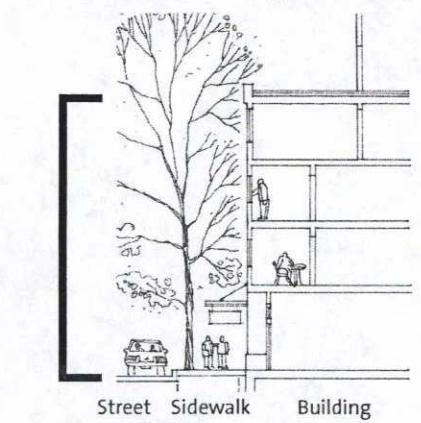
- i. Design ground floor commercial frontages that maximize transparent glazing, including recesses for entries. Mirrored and spandrel glazing is discouraged.



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

##### 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.



Streetwall portion of a building

##### 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

#### 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 types include:

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

**Residential Frontage** – supplemental to Building Type Guideline 3.1.2 c)

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

#### d) Site Design

**Small Frontage** – supplemental to Building Type Guideline 3.1.3 b)

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



Demonstrates a building facade broken up with strong vertical delineations

### 4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

**Building Façade Length** – supplemental to Citywide Guideline 3.1.3 b)

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

#### e) Public Realm

**Public Art** – supplemental to Citywide Guideline 2.4.1 a)

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



Demonstrates decorative metal fretwork

#### Streetscape Guidelines

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

#### f) Landscape Elements

**Fence Design** – supplemental to Citywide Guideline 2.5.1 c)

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



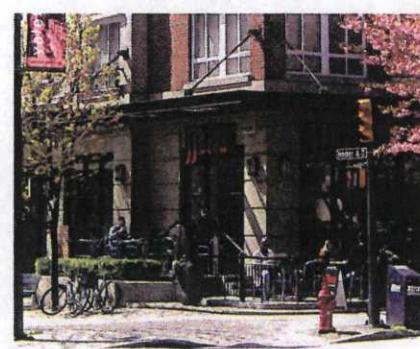
Demonstrates black steel window boxes

**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.



Demonstrates building mounted pedestrian-scaled lighting

**Lighting** – supplemental to Citywide Guideline 2.5.3 a)

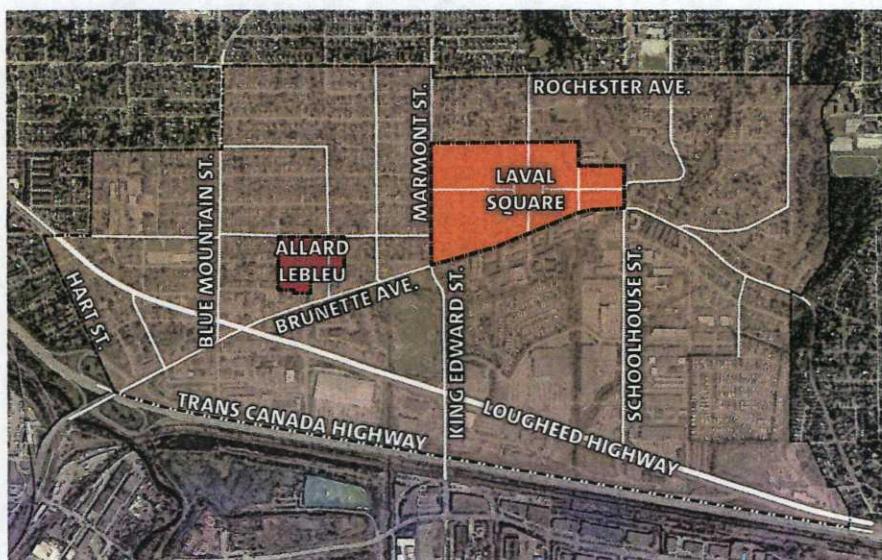
- iv. Incorporate building-mounted pedestrian-scale lights in public and semi-public areas, particularly along active frontages. Use steel fretwork – simple, wrought iron-like design – as the primary material for mounting brackets. A semi-gloss black finish is preferred.

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

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

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

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

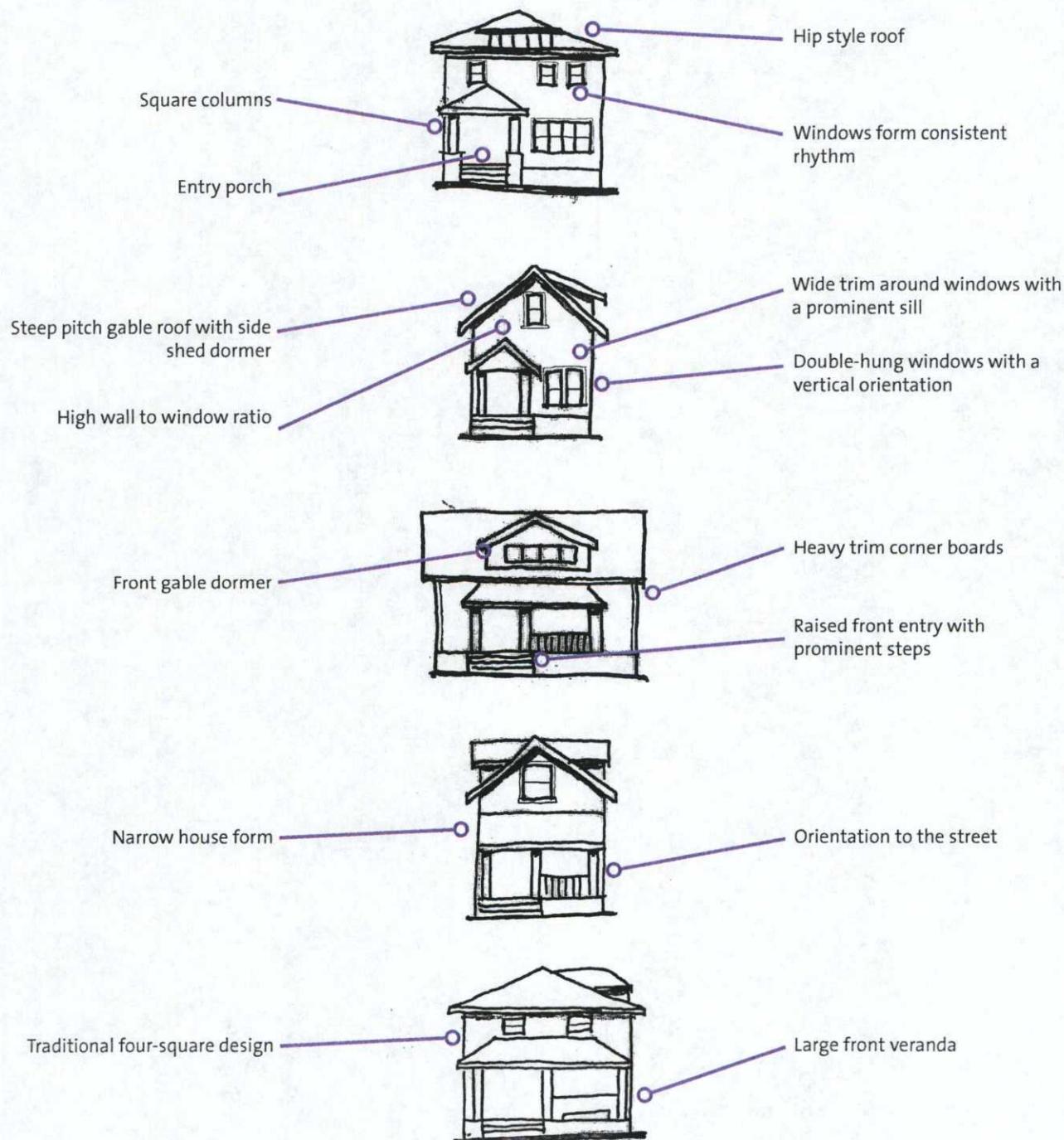


Laval Square and Allard-LeBleu  
Development Permit Areas

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

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

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



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

##### a) Building Design

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

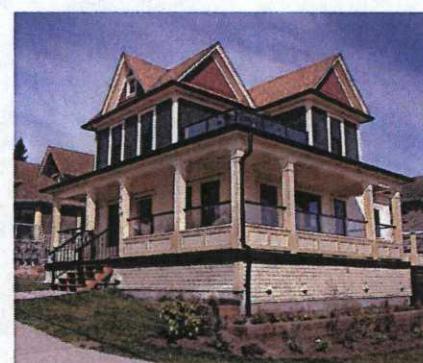
- i. Maintain the scale and rhythm of the existing block and lot patterns. Lot consolidation is discouraged except in those circumstances where the scale and rhythm is reflected in the building form and is continued on the consolidated lands.
- ii. To help maintain the existing residential character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



Demonstrates smaller individual houses stair-stepping with the slope

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

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



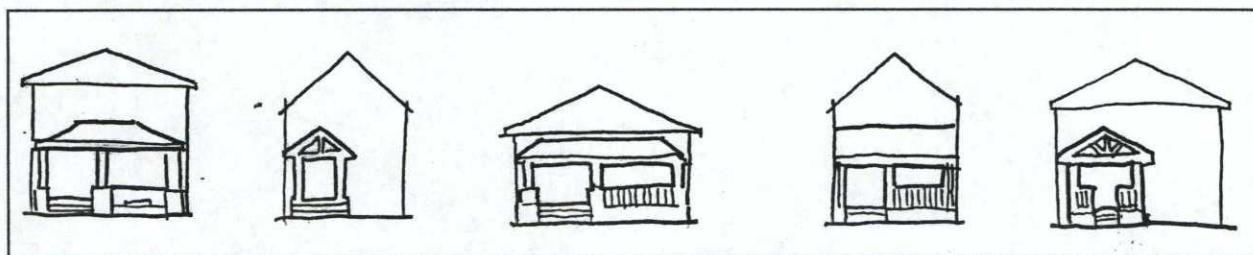
Demonstrates corner lot orientation to the street and a large porch

**Street Façades** – supplemental to Building Type Guideline 3.2.1 a)

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

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

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



Demonstrates different porches and verandas

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

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

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

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

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

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

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

ix. Incorporate primary building materials for new development that consist of wood siding or cementitious siding or panels, particularly for street-oriented portions of the building. Stucco, brick or stone is only appropriate as a secondary material. Vinyl or metal siding is not appropriate. Consideration should also be given to detailing, such as but not limited to (refer to the Maillardville Heritage Inventory for a diversity of design inspirations):

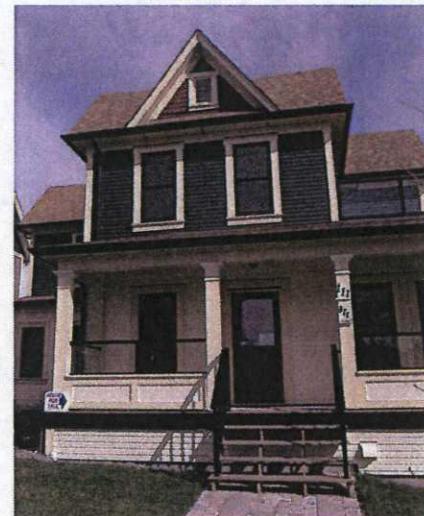
- heavy trim around doors and cornerboards
- modestly decorated vergeboards
- ornamental shingles within gables
- columns with capitals
- colours that generally conform to a 'heritage palette', consistent with early neighbourhood history

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

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

#### Streetscape Guidelines

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



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



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

### 4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA

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

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

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

#### a) Building Design

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

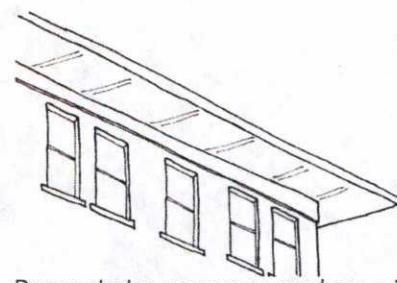
- i. Incorporate transom windows, heavy wood doors and trims, significant hardware, and contrasting colours for residential entries on all street facing façades.
- ii. Consider building design that integrates either mansard or flat roof styles:
  - » Mansard roof style: incorporate windows or dormers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



Demonstrates 'heritage-influenced' multi-family buildings



Demonstrates a contemporary mansard roof with dormers



Demonstrates a generous overhang with a flat roof style

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

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

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

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



Demonstrates inset windows with a vertical orientation and a consistent rhythm



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

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

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

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

##### b) Landscape Elements

**Fence Design** – supplemental to Citywide Guideline 2.5.1 c)

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

**High Quality Landscaping** – supplemental to Citywide Guideline 2.5.1 d)

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

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

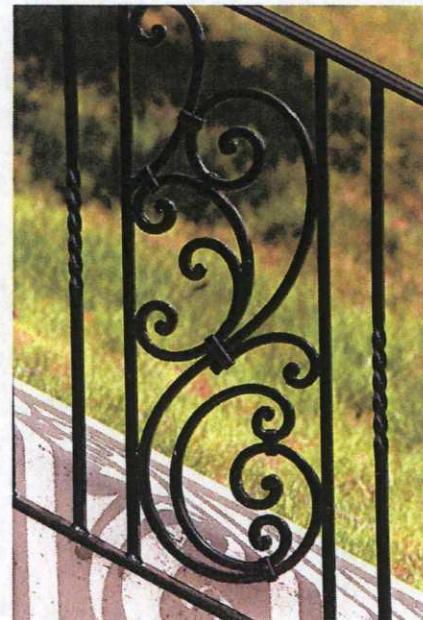
- viii. Provide planters, window boxes and gardening spaces for annual and seasonal plantings. Use steel fretwork – simple, wrought iron-like design – where practical.

**Lighting** – supplemental to Citywide Guideline 2.5.3 a)

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

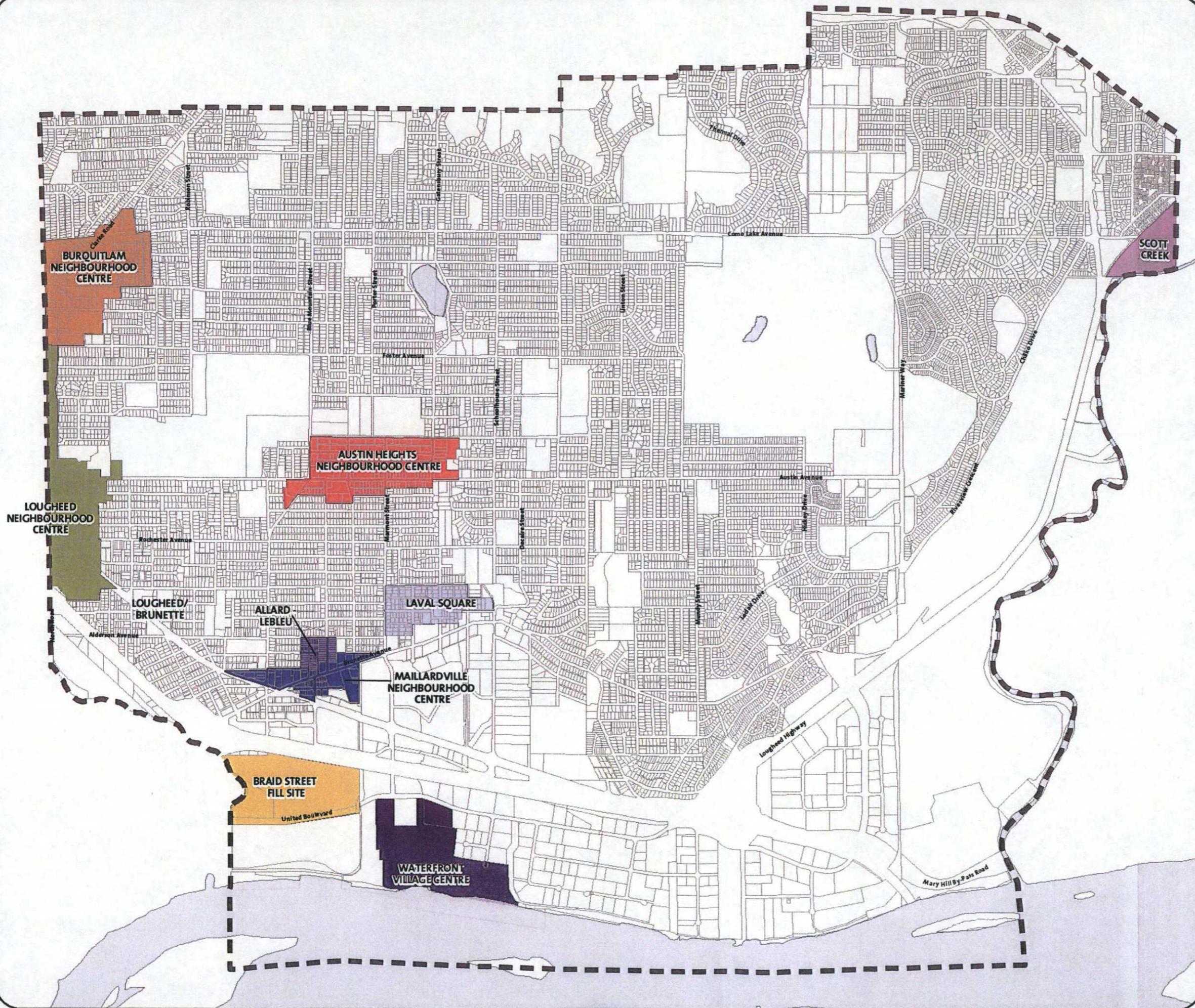
##### Streetscape Guidelines

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



Demonstrates decorative metal fretwork

**SCHEDULE A  
DEVELOPMENT PERMIT  
AREAS -  
SOUTHWEST COQUITLAM**



**Legend**

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



SCALE: 1:25000

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

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

**Coquitlam**

# ATTACHMENT 3

## CONSULTATION PROCESS SUMMARY

### Draft MNP and Associated Development Permit Area Design Guidelines

The following provides an overview of consultation and outreach used to obtain feedback on the draft MNP. These events helped measure broad community and stakeholder sentiment on the draft Plan, identify any outstanding issues and prepare refinements for the proposed Plan.

- June 17, 2013: *Council-in Committee*  
The draft MNP and associated Development Permit Guidelines were presented for Council feedback.
- June 27, 2013: *Open House at Alderson Elementary School, Southwest Coquitlam*  
Held from 4:00pm – 8:00pm, presented highlights of the Plan and Development Permit Area Guidelines and made copies of both documents available. Staff from numerous City departments were available to answer questions/receive feedback.
- Approximately 200 people signed-in and 66 written comment submissions were received (2 by e-mail). In preparation for this Maillardville Open House, staff applied a series communications to raise neighbourhood awareness of the pending event and included the following:
- 7,300 newsletters were sent to each household and business (including non-profit and institutional providers in the area) and property owners (both commercial and residential) within the Maillardville study area plus surrounds. The postal delivery began on Tuesday, June 18, 2013 and concluded on Friday, June 21, 2013;
  - A Total of 3 newspaper advertisements that announced the upcoming Open House event on June 27, 2013;
  - The Maillardville Plan Listserve (e-mail subscribers) were all sent information regarding the upcoming Public Open House and received a couple more reminders over the days leading up to the event;
  - Announcement with the Maillardville Residents Association website including an e-mail to all 300+ households who comprise their membership;
  - Printed copies of the all Open House materials were made available at the Poirier Library Reference Desk;
  - The City's webpage for the Maillardville Neighbourhood Plan was updated and provide information regarding the plan process and publicized the Public Open House event; and
  - Postings were included on the City of Coquitlam's Facebook and Twitter account.

July 16, 2013: *Maillardville Commercial and Cultural Advisory Committee*  
Staff presented an overview of the draft MNP and Development Permit  
Area Guidelines and received feedback from Committee members.

October 3, 2013: *Coquitlam Youth Council - West*  
A workshop was held with Coquitlam Youth Council West at the Poirier  
Community Centre. This involved a presentation by staff and a series of  
discussion questions to gain a youth perspective on the proposed MNP.

# ATTACHMENT 4



## City of Coquitlam MINUTES – REGULAR COMMITTEE MEETING

### MAILLARDVILLE COMMERCIAL AND CULTURAL REVITALIZATION ADVISORY COMMITTEE Tuesday, July 16, 2013

A Regular Meeting of the Maillardville Commercial and Cultural Revitalization Advisory Committee convened on Tuesday, July 16, 2013 at 4:00 p.m. in the Council Committee Room, City Hall, 3000 Guildford Way, Coquitlam, B.C. with the following persons present:

**COMMITTEE MEMBERS:** Councillor Craig Hodge, Chair  
Mayor Richard Stewart (Arrived at 4:40 p.m.)  
Fern Bouvier  
Doris Brisebois (Left at 5:25 p.m.)  
Gordon Cartwright  
Jill Cook  
Johanne Dumas  
Barb Hobson  
Roger Loubert

**ABSENT:** Derek Ashford (Regrets)  
Jag Gill  
Dave Gormley (Regrets)  
Diane Johnston (Regrets)

**STAFF:** Carlos Perez, Sr. Transportation Planning Engineer (Left at 4:30 p.m.)  
Carl Johannsen, Manager Community Planning  
Steve Gauley, Senior Planner  
Russell Nelson, Planner 2  
Mia Woerler, Committee Clerk

#### ADOPTION OF MINUTES

**1. Minutes of the Maillardville Commercial and Cultural Revitalization Advisory Committee Meeting held on Thursday, May 2, 2013**

The Committee approved the Minutes of the Maillardville Commercial and Cultural Revitalization Advisory Committee (MCCRAC) meeting held on Thursday, May 2, 2013.

#### BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes.

Tuesday, July 16, 2013

**NEW BUSINESS****2. Brunette Interchange**

The Senior Transportation Planning Engineer was present at the meeting to provide a PowerPoint Presentation relative to the Brunette Interchange and referred to slides titled as follows:

- Brunette Interchange and Area Issues
- Brunette Interchange – Post Gateway
- Maillardville Neighbourhood Plan - Transportation Issues Heard
- Strategic Transportation Plan & Maillardville Neighbourhood Plan Transportation Policies
- Other Considerations in the Area
- City Actions

Discussion ensued relative to the following:

- Concern regarding access onto Brunette Avenue from Lougheed Highway
- Concern regarding a two fare transit zone from Place des Arts to the Braid Street SkyTrain Station
- Concern regarding the traffic at Brunette interchange which impacts the movement of traffic in general and creates a backlog on Highway 1
- How BC Ambulance is dealing with the congestion in the area
- Concern regarding air quality in the Maillardville area due to idling

**3. Draft Maillardville Neighbourhood Plan**

The Manager Community Planning and Senior Planner provided a PowerPoint Presentation relative to the draft Maillardville Neighbourhood Plan (MNP) and referred to slides titled as follows:

- Context – A New Future for Maillardville
- Plan Approach
- Plan History
- MNP Update Process – Consultation
- Draft MNP: A ‘User-Friendly’ Plan
- Vision
- Guiding Principles
- Existing Plan Boundary (1990)
- New Plan Boundary, Existing Land Uses (2011)
- Draft Land Use Plan (June 2013)
- Land Use Plan – Highlights
- Neighbourhood Centre

Tuesday, July 16, 2013

- Residential
- New Residential Designations
- Parks
- General Policies – Apply Across Plan Area
- Specific Area Policies
- Heritage Conservation
- Specific Area Policies – Character Areas
- Development Permit Areas and Guidelines
- Implementation
- Servicing and Civic Facilities Strategy
- Streetscape Standards
- Next Steps

Discussion ensued relative to the following:

*Neighbourhood Plan*

- The need to reflect accurate heritage influences in the neighbourhood (i.e. French Canadian country house referenced in the MorningStar brochure is incorrect)
- The hope that the City will build age-friendly communities (i.e. smooth finishes on sidewalks) to allow people to remain in their community
- The need for staff to review the 1973 Maillardville Study
- The need to be cautious when illustrating concepts of what is planned for the future as residents may think that that is reality
- The hope that the MNP will be upheld and implemented for the future of the community
- The fact that policies and implementation of Heritage Revitalization Agreements protect and preserve the character of the area
- The need to include a Maillardville-specific commercial signage design guidelines (i.e. using wrought-iron like mounting hardware) along the Main Street

*Other Comments and Related Issues*

- The need to address smaller items such as the cleaning and installation of more garbage receptacles at bus stops and fixing deteriorating fences in the neighbourhood
- Whether or not there is a bylaw for property owners to maintain the frontage of their commercial property
- Whether or not the vacant VanCity lot could be fenced to deter dumping of garbage onto the property

**4. Draft Maillardville Neighbourhood Specific Development Permit Guidelines**

This item was discussed under Item 3 as part of the draft Maillardville Neighbourhood Plan.

Tuesday, July 16, 2013

**OTHER BUSINESS****OB-1 Place Maillardville Update**

The Chair reported that discussions are still on-going regarding the location, size and the governance model of Place Maillardville and that a governance review was conducted. He advised that the City of Coquitlam is exploring a potential opportunity for the YMCA to be located in Coquitlam and that dependent on the decision, it could impact the type of facility built for Place Maillardville.

**OB-2 "Red House" Heritage Update**

The Senior Planner advised that there is nothing new to report with respect to the "Red House" subsequent to the last MCCRAC meeting.

**OB-3 Banners**

Johanne Dumas advised that Festival Dubois will be celebrating its 25<sup>th</sup> anniversary in March 2014 and requested if banners could be made and installed along Brunette Avenue, from the clock tower to Heritage Square (Place des Arts), in order to promote the celebration and event.

The Chair advised that he would explore opportunities to fund banners with Council and will report back to the Committee at a future meeting.

**OB-4 MCCRAC Five Year Work Plan**

A MCCRAC five year work plan (2012 – 2016) was circulated. The Chair advised that he wanted to review the work plan in order to determine if any priorities, which had been previously identified at a priority setting meeting, should be moved up for action in the fall.

The following were identified to be priority items for consideration:

- Beautification Initiatives – install more garbage receptacles along Brunette Avenue, fix falling fences
- Marketing Strategy – produce a video of Maillardville, promote french tourism, re-instate Flaunt Your Frenchness
- Art – install banners, proper name of street signs

It was noted that these items would be discussed further at an up-coming meeting.

Maillardville Commercial and Cultural Revitalization Advisory Committee

Tuesday, July 16, 2013

**NEXT MEETING DATE**

The next meeting will be scheduled for middle of September and will be confirmed.

**ADJOURNMENT**

The meeting adjourned at 6:00 p.m.

MINUTES CERTIFIED CORRECT

\_\_\_\_\_  
CHAIR

Mia Woerler  
Committee Clerk