

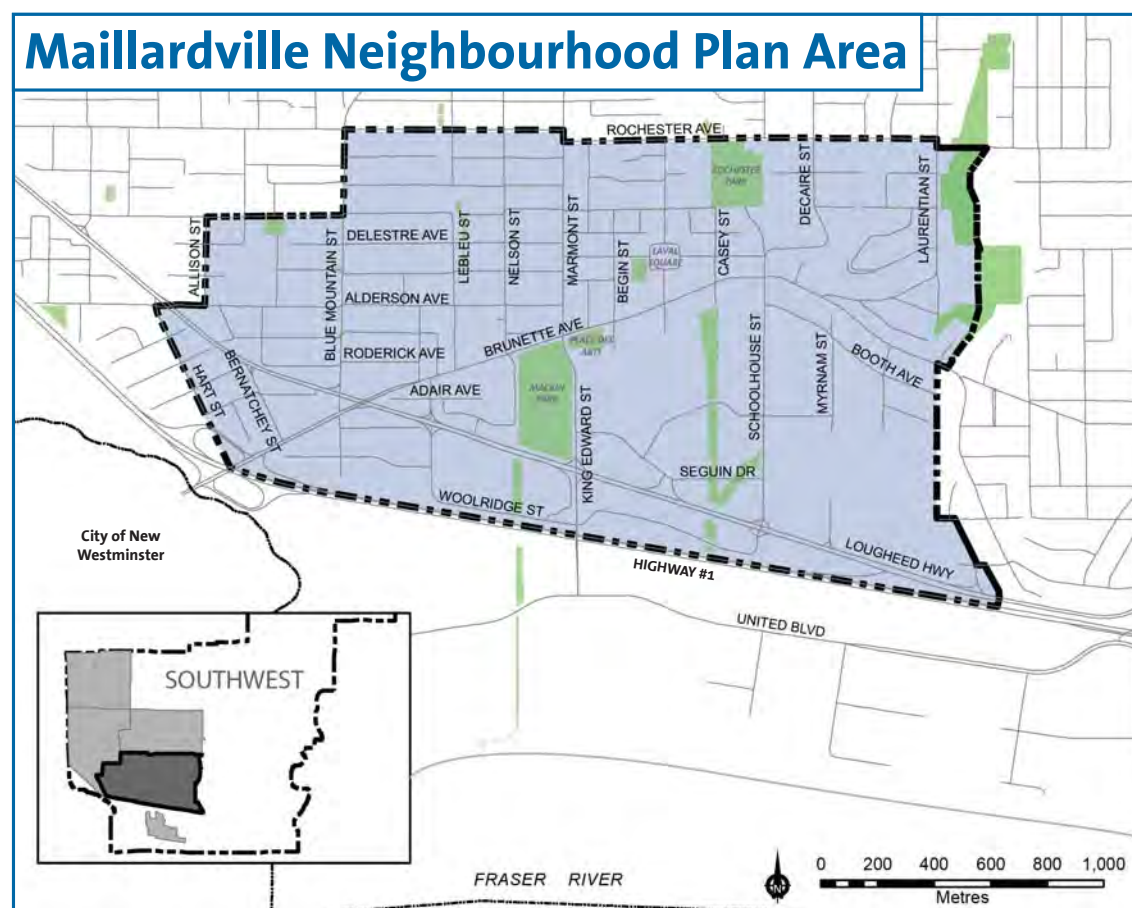
Welcome

Maillardville Neighbourhood Plan

This is the fourth and final Open House for the Maillardville Neighbourhood Plan Update.

A draft Plan is being developed to guide growth and reinvestment in Maillardville over the next 20-25 years.

We now need your feedback on the draft Plan policies to refine and complete the Plan!



Feedback

Please review the presentation materials and provide us with your comments.

Staff are here to answer your questions!

What do you think?

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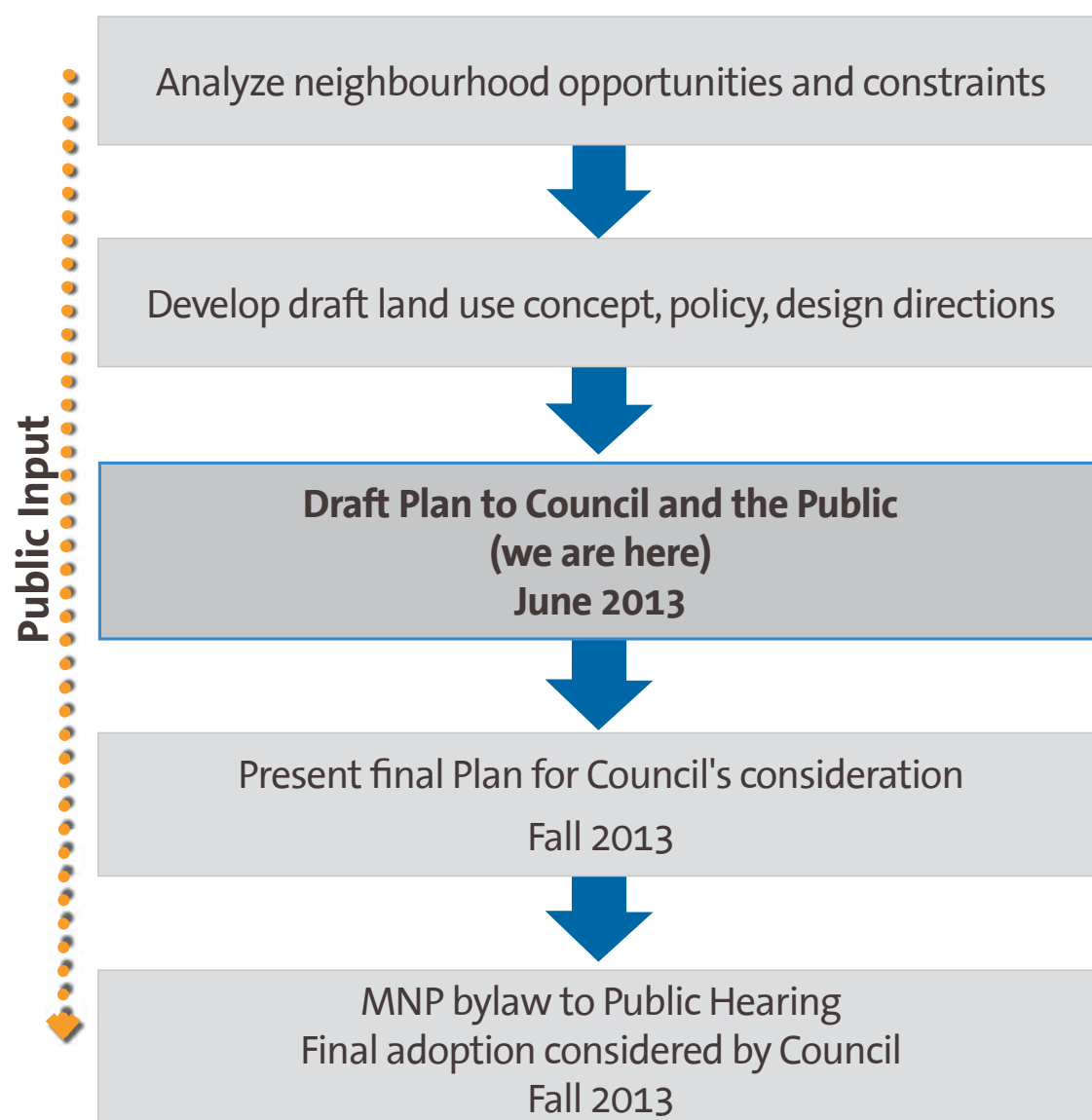
Consultation Process

The draft Plan was developed with public input, involving:

- ◆ Hundreds of residents and other key stakeholders
- ◆ Three Public Open Houses, two Public Lectures and three Public Workshops
- ◆ Seven Public Advisory Group Meetings



Development of the draft Plan involves the following phases:



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Plan Vision & Principles

Developed through community consultation, the Plan Vision guides future growth and change in the neighbourhood:

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 to both its Francophone past and its multicultural future, as expressed in the vitality of its public spaces and its varied attractions and activities.

Nine key Principles to achieve the Vision and guide Policies:

Human-Scale Design



Restore Main Street



Preserve Heritage



Facilitate Job Growth



Vibrant Public Spaces



Provide Housing Choice



Neighbourhood Identity



Enhance Landscaping



Transportation Options



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Draft Land Use Concept

The draft MNP land use concept aims to accommodate 6,000 more residents over the next 20 to 25 years, features a mixed-use neighbourhood commercial 'heart' to revitalize the Neighbourhood Centre, conserves Maillardville's heritage and provides a range of housing options.

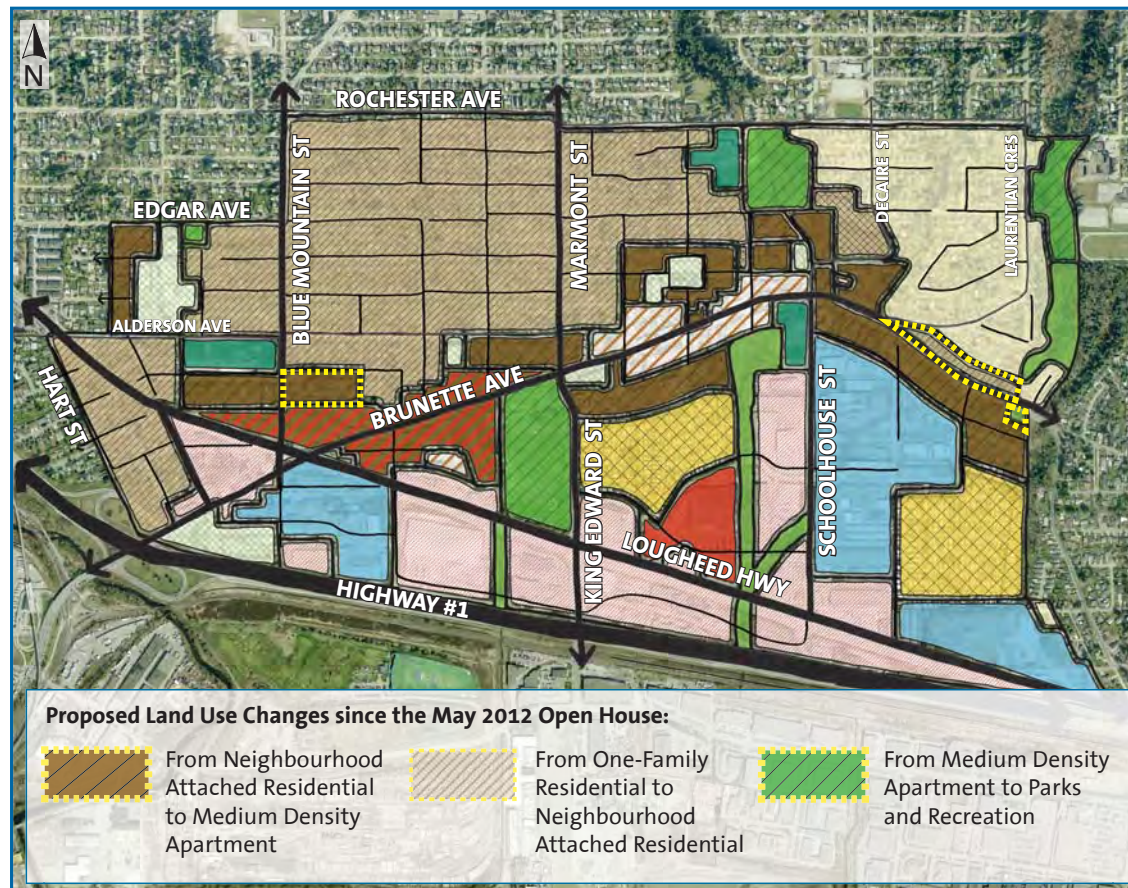


Key Features:

- ◆ **Neighbourhood Centre** - a high-density, mixed-use, pedestrian-friendly commercial 'heart'
- ◆ **Housing Choice Areas** - new areas for small scale housing options (duplexes, triplexes, quadruplexes, carriage houses)
- ◆ **Medium Density Areas** - new areas for apartment and townhouse development
- ◆ **Character Areas** - establish Allard-LeBleu and Laval Square as areas of heritage significance
- ◆ **Employment Corridor** - City and region serving employment lands along Lougheed Highway and Schoolhouse Street
- ◆ **Parks** - support growth and provide recreational/cultural experiences
- ◆ **Streets, Greenways and Trails** - multi-modal networks that provide neighbourhood connections

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Draft Land Use Concept



Additional Maps Available at Central Tables

	Neighbourhood Centre Higher density mixed commercial/residential uses		One-Family Residential Single detached homes (some local commercial allowed)
	General Commercial Range of low density commercial uses		Mobile Home Park Existing Mill Creek and Wildwood Mobile Home Parks
	Service Commercial Low-density, auto-oriented commercial uses		Existing Schools Alderson Elementary, Maillard Middle, Millside Centre
	Medium Density Apartment Apartment & stacked townhomes		Civic & Major Institutional Civic and institutional buildings
	Low Density Apartment Multi-family residential at lower densities (two storey apartments and townhouses)		Parks and Recreation Public parks for active recreation
	Urban Townhousing Medium density multi-family, predominantly townhouse		Natural Areas Areas to remain in an undeveloped state
	Townhousing Lower density townhouse residential		Industrial Range of industrial uses such as goods production and distribution
	Neighbourhood Attached Residential - "Housing Choices" Small scale housing types (1-4 dwelling units; i.e. duplexes/triplexes/quadruplexes)		Arterial/Collector Streets

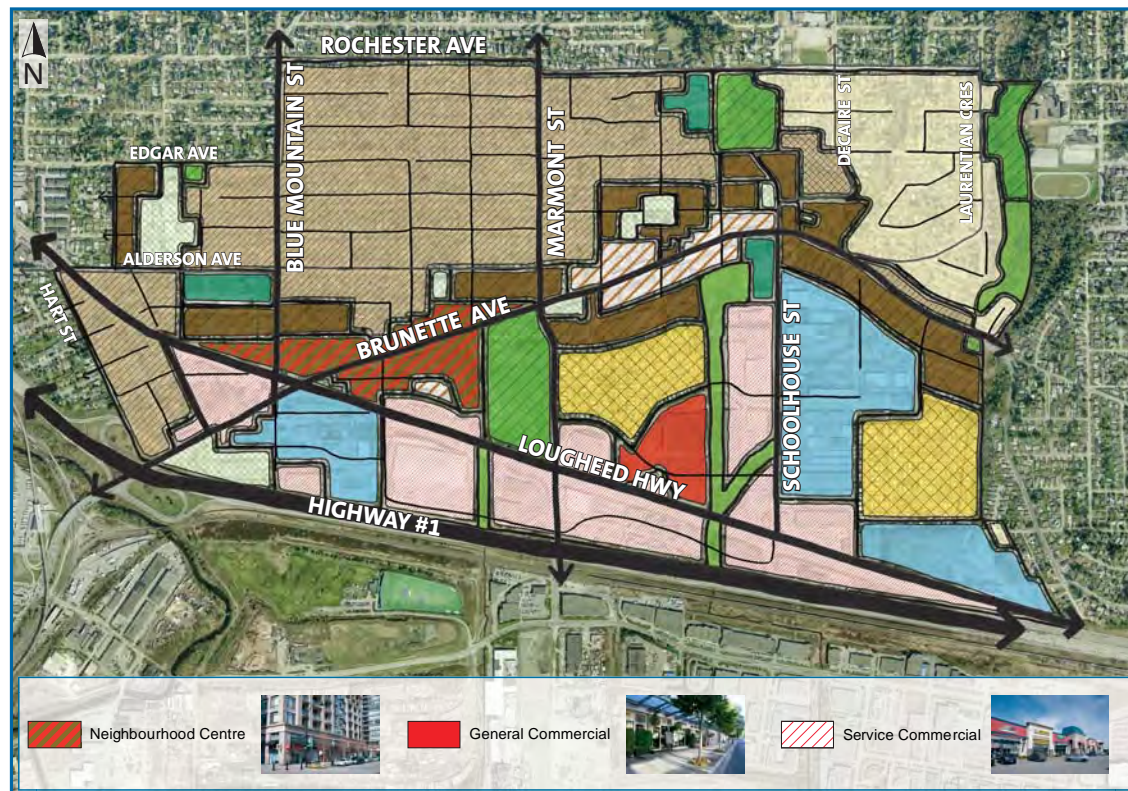
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General Policies Commercial

Continue to revitalize Main Street along Brunette Avenue and maintain commercial areas serving City and regional needs.



Land Use Designations		
	Medium Density Apartment Residential	
	Low Density Apartment Residential	
	Urban Townhousing	
	Townhousing	

Key Features:

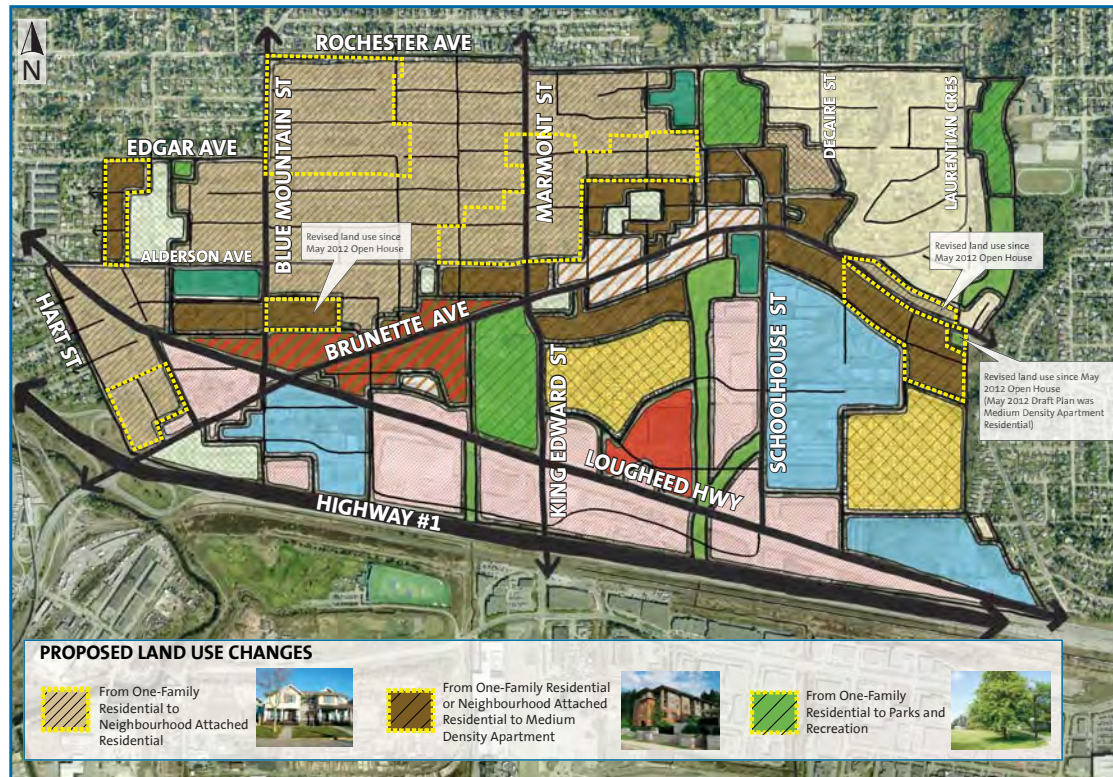
- ◆ Focus local-serving commercial uses to the 'Main Street' to help revitalize Brunette Avenue
- ◆ Seek enhancements to the public realm and streetscapes of commercial areas as redevelopment occurs
- ◆ Require new commercial uses along the Lougheed Highway and Schoolhouse Street corridors to locate buildings close to the street and feature pedestrian-friendly design



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General Policies Residential

Expand opportunities for multi-family and small scale, innovative housing to accommodate new residents, increase choice and support revitalization.



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

Key Features:

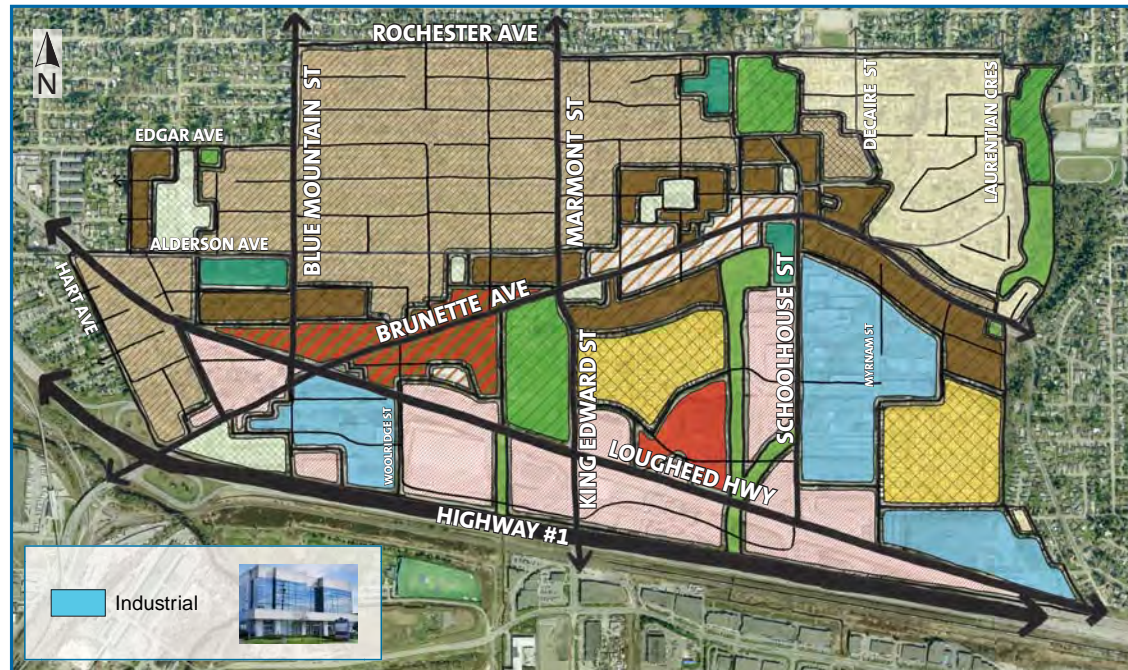
- ◆ Expand "Neighbourhood Attached Residential" and "Medium Density Apartment Residential" areas
- ◆ Encourage new housing types to complement Maillardville's historic character
- ◆ Encourage adaptive and accessible multi-family housing to accommodate diverse and changing housing needs
- ◆ Apply 'good neighbour' design that considers context/slope and view opportunities
- ◆ Provide 'good neighbourhood' transitions between "Medium Density Apartment Residential" and "One-Family Residential Areas"

















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General Policies Industrial

Strategically located along Schoolhouse Street and Lougheed Highway, Maillardville's industrial lands are key employment areas that contribute to the overall prosperity of the City.



Land Use Designations

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

Key Features:

- ◆ Maintain industrial land areas
- ◆ Densify industrial land through redevelopment to increase floorspace and employment opportunities



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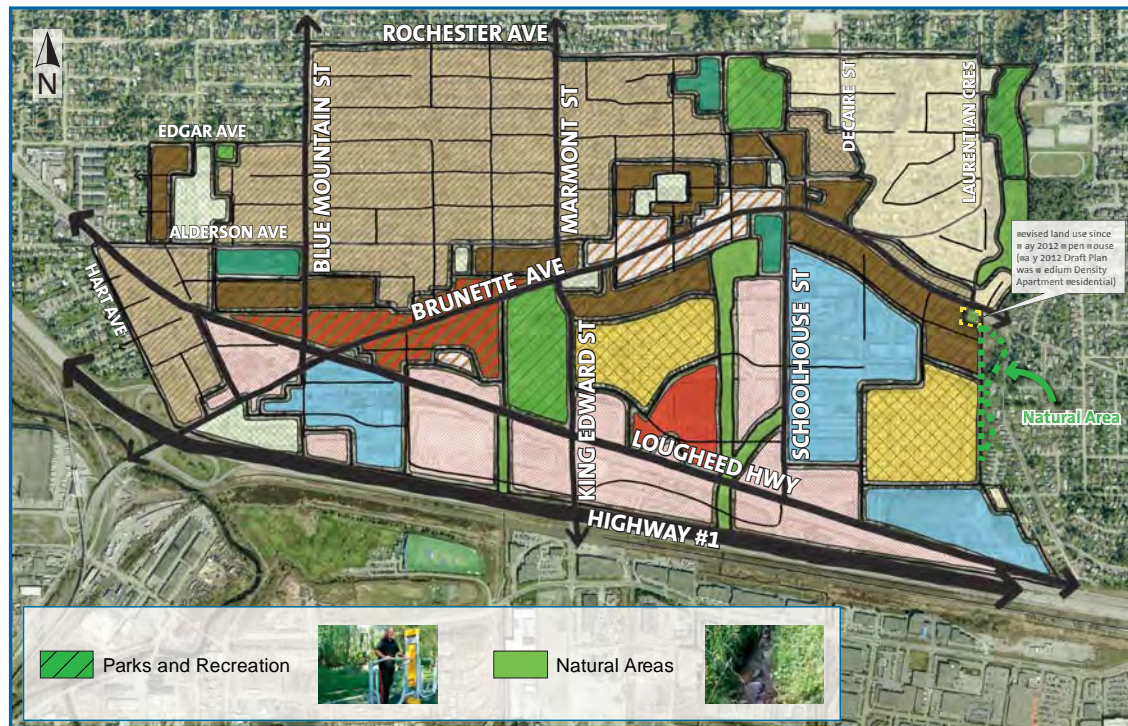
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General Policies

Parks, Recreation & Culture

The Plan provides parks, outdoor recreation and cultural experiences to create a livable neighbourhood and enhance the sense of community.



Land Use Designations					
	Neighbourhood Centre		Urban Townhousing		School
	General Commercial		Townhousing		Civic and Major Institutional
	Service Commercial		Neighbourhood Attached Residential		Industrial
	Medium Density Apartment Residential		One Family Residential		
	Low Density Apartment Residential		Mobile Home Park		

Key Features:

- ◆ Designate 1746, 1750 and 1754 Brunette Avenue (Booth Farm and adjacent property) for future park use
- ◆ In addition, add a minimum of three acres (1.2ha) of parkland (locations to be determined through future property acquisition study)
- ◆ Work towards the provision of parkland within a 10 minute walking distance (800m) for a majority of residents
- ◆ Link community amenities, the neighbourhood centre and recreational facilities with trails and greenways



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General Policies

Environment

Plan policies seek to protect water quality, fish and wildlife habitat, as well as reduce human-wildlife conflicts.



Key Features:

- ◆ Improve connections between natural areas, wildlife corridors, creeks and their tributaries for fish and wildlife
- ◆ Establish protection measures to guide sensitive development adjacent to watercourses (e.g. development permits)
- ◆ Ensure the use of wildlife-resistant garbage and recycling receptacles in and near parks and schools, along trails and greenways and as part of multi-family, commercial and industrial developments

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General Policies

Utilities

New water, sewer and service infrastructure will be needed to accommodate population growth resulting from this plan.



Key Features:

- ◆ Apply the Rainwater Management Source Control Design Requirements and Guidelines to areas not covered by an adopted Integrated Watershed Management Plan
- ◆ Place overhead utilities underground as part of new development
- ◆ Minimize the visual and physical impact of utility boxes on the public realm

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General Policies

Heritage

Conservation & Commemoration

Plan policies aim to conserve historic buildings, maintain lot patterns in unique 'character' areas and support investment in heritage assets.



Key Features:

- ◆ Introduce new tools and policies to support heritage preservation, such as Heritage Revitalization Agreements (HRAs)
- ◆ Ensure that new development maintains historical land patterns and conserves heritage buildings in Character Areas (see Specific Policy boards)
- ◆ Develop a Heritage Commemoration and Interpretation Plan to weave the story of Maillardville into public spaces (e.g. plaques, public art, picture poles)
- ◆ Conserve Booth Farm House as part of a parkland acquisition, through an HRA or other heritage tools/policies
- ◆ Pursue partnership opportunities with others to develop and provide heritage programs and facilities

HRAs:
Agreements between developers and the City that seek to preserve heritage buildings on redevelopment sites through incentives (e.g. additional density, fee waivers, variances)

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General Policies Transportation

Supporting new growth and revitalization through streetscape improvements and transportation choices.



Key Features - Walking/Cycling/Transit

- ◆ Develop greenways (enhanced walking/cycle routes) to and through Maillardville
- ◆ Improve connections to Braid Street SkyTrain Station
- ◆ Integrate universal access features on sidewalks and at intersections
- ◆ Enhance cycling facilities (routes, parking, wayfinding)
- ◆ Introduce streetscape improvements with features like: wider sidewalks, sidewalk finishes, street furniture, and lighting.

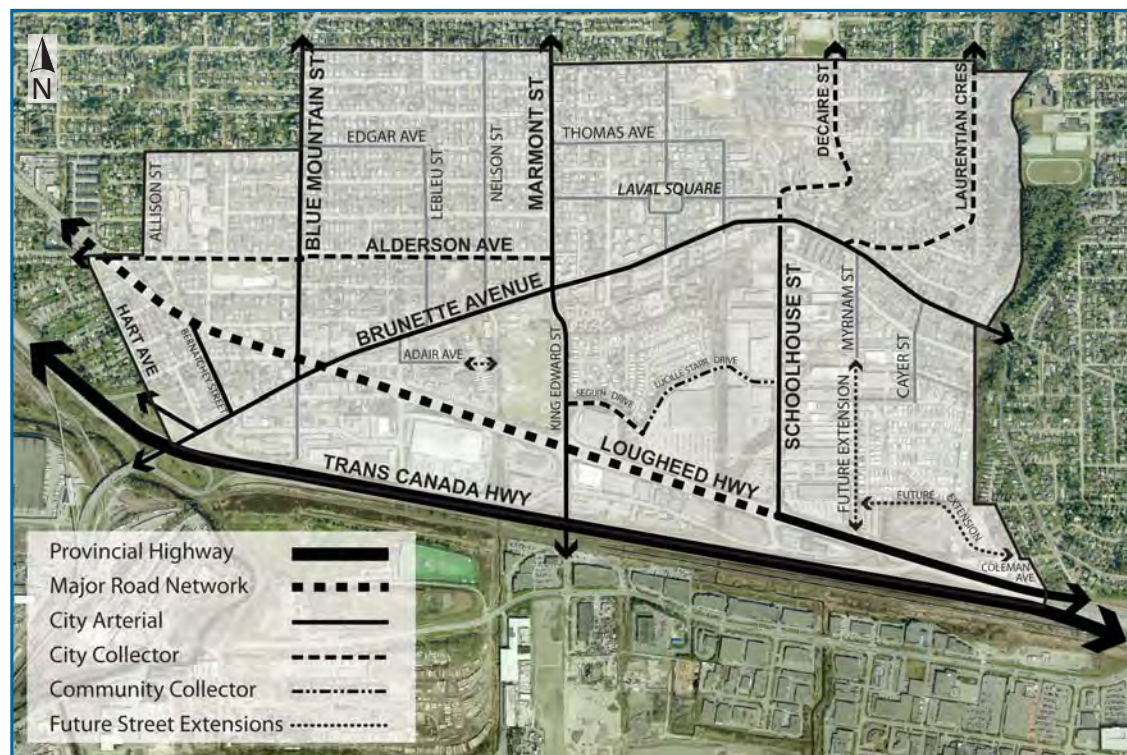
A greenway is defined as an enhanced pedestrian and bicycle route (i.e. bicycle facilities, street landscaping, street trees, benches), primarily on City streets connecting key destinations and parks. Where situated on a street, vehicle access is maintained.



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General Policies Transportation

Improving mobility through street network improvements and strategies for integrating vehicles.



Key Features - Streets, Access & Parking

- ◆ Implement new road connections/extensions (i.e. Myrnam/ Coleman Street and Adair Ave to Nelson Street.)
- ◆ Work with the Provincial Government on options for improving the Brunette Interchange and Brunette-Lougheed Corridor
- ◆ Consider shared parking opportunities for compatible uses in new development
- ◆ Provide underground parking for developments in the Neighbourhood Centre

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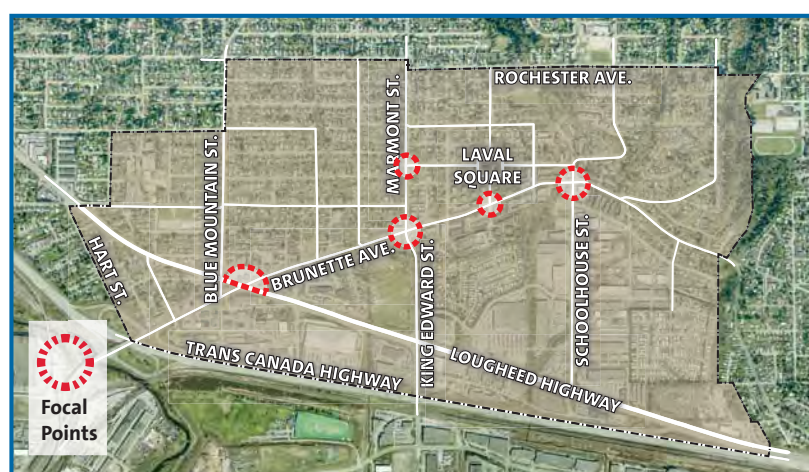
Neighbourhood & Site Design

Maillardville's historic characteristics and sloping site setting requires new policies to ensure new development effectively responds and recognizes this unique context.



Key Policy Features:

- ◆ Encourage high-quality, attractive development that recognizes Maillardville's unique history and identity
- ◆ Encourage new development to retain the historic lot, block and street patterns in low-density residential areas
- ◆ Ensure development and infrastructure projects build with the slope
- ◆ Require development to provide design features that signal entry to distinct areas in the neighbourhood
- ◆ Require development at 'focal points' to include elements such as public art, signage, landscaping, plazas, and unique design features

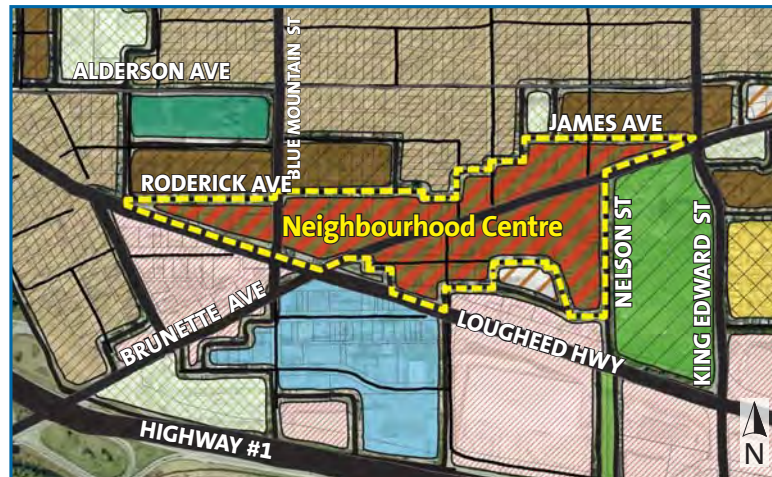


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Specific Area Policies

Neighbourhood Centre

Policies for the Maillardville Neighbourhood Centre seek a mix of office, retail, and high-density residential uses, set within a walkable street network, and promote economic development and revitalization.



Key Policy Features:

- ◆ Pursue economic development opportunities involving new commercial uses in the Neighbourhood Centre (e.g. local-serving retail, 'anchor' stores [grocery, pharmacy], restaurants, hotels and offices)
- ◆ Encourage the development of squares/plazas adjacent to the Main Street sidewalk along Brunette Avenue
- ◆ Require "active" commercial and civic uses at the ground floor level of street fronting buildings on Main Street
- ◆ Accommodate the development of community facilities in the Neighbourhood Centre
- ◆ Incorporate taller buildings over 8 storeys in the Neighbourhood Centre west of LeBleu Street
- ◆ Require distinctive 'flat-iron' buildings at gateway entrances to Maillardville's Main Street

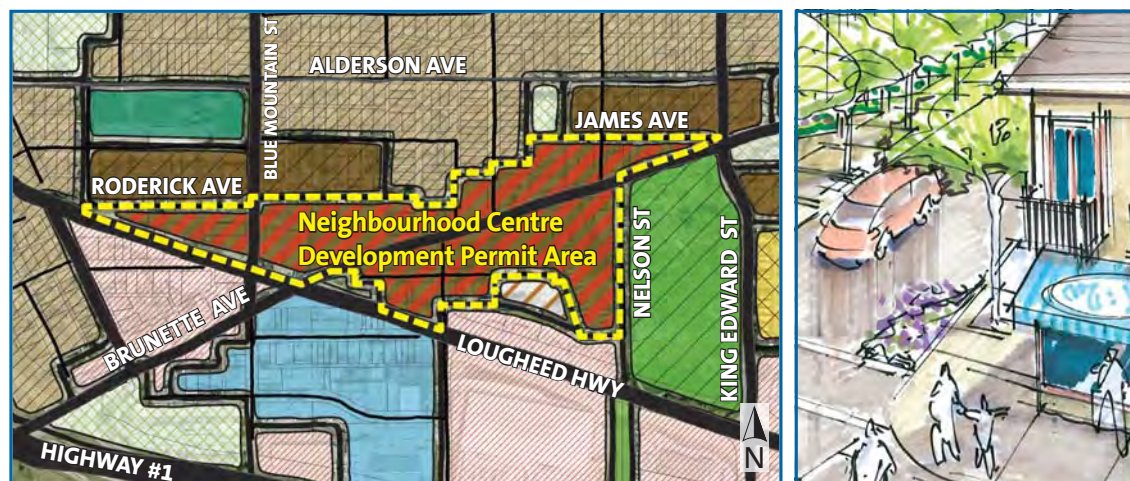


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Design Guidelines

Neighbourhood Centre

Guidelines for the Neighbourhood Centre draw on existing, heritage-inspired building designs that acknowledge the neighbourhood's history, and also draw inspiration from the design character of buildings built between the late 1800s and early 1900s in commercial districts in the region.



Key Design Features:



Building design with a distinct, base, middle and top

Strong cornice lines at the base of the second floor (mid/low-rise)

Double - height commercial spaces at ground level

Floor to ceiling windows

Minimum 4 storey building heights to frame the street and support pedestrian activity

Mansard roofs or flat roofs with generous overhangs

Vertical architectural elements to create differentiation between 'storefronts'



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Design Guidelines

Neighbourhood Centre

Key Design Features (Continued):



Inset vertically oriented windows (taller than wide)

Juliette balconies

Use of fabric awnings to provide weather protection



Inset balconies

Use of granite and wood (i.e. timbers), especially at street level

Careful attention to the depth of store entry areas

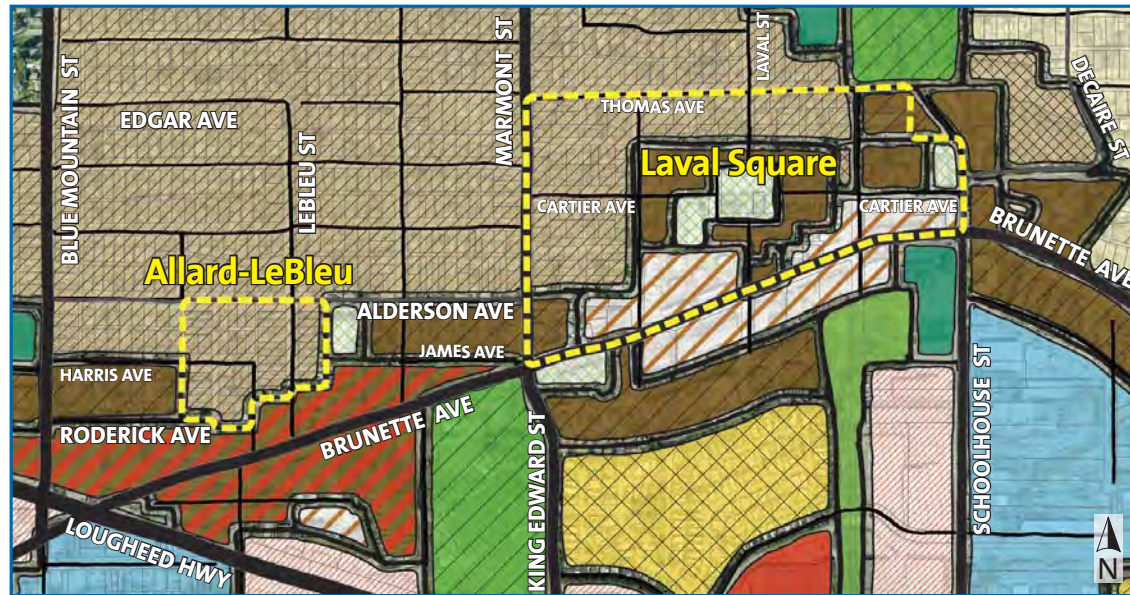


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Specific Area Policies

Laval Square & Allard-LeBleu

The Plan includes policies for Laval Square and Allard-LeBleu, which are original and unique 'townsite' heritage precincts.



Key Policy Features:

- ◆ Ensure development retains the distinct block and lot patterns and historic character of these heritage precincts
- ◆ Encourage the development of small-scale detached building forms
- ◆ Limit the number of units to 4 or fewer for Low-Density Apartment developments in Laval Square
- ◆ Enhance local identity and heritage through street improvements, such as lighting, furnishings, and other measures that celebrate Maillardville's history



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Design Guidelines

Laval Square & Allard-LeBleu

Guidelines for Laval Square and Allard-LeBleu aim to ensure a design approach that reflects the existing heritage character of the homes built in the early 1900s.

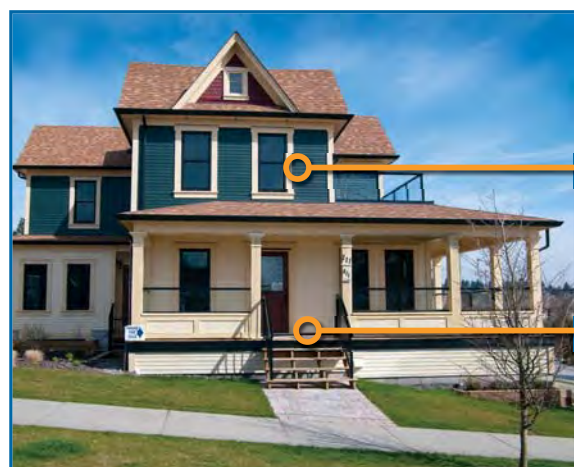
Key Design Features:



Gable and hip roof designs, in consideration of area context, scale and adjacent buildings



Gable roof
Wood siding



Vertically oriented windows (taller than wide) with consistent placement rhythm across the facade
Street-oriented porches/verandas with prominent steps across the facade



Formal landscaping (i.e. manicured hedges with symmetry and balance and groupings of colourful flowers)

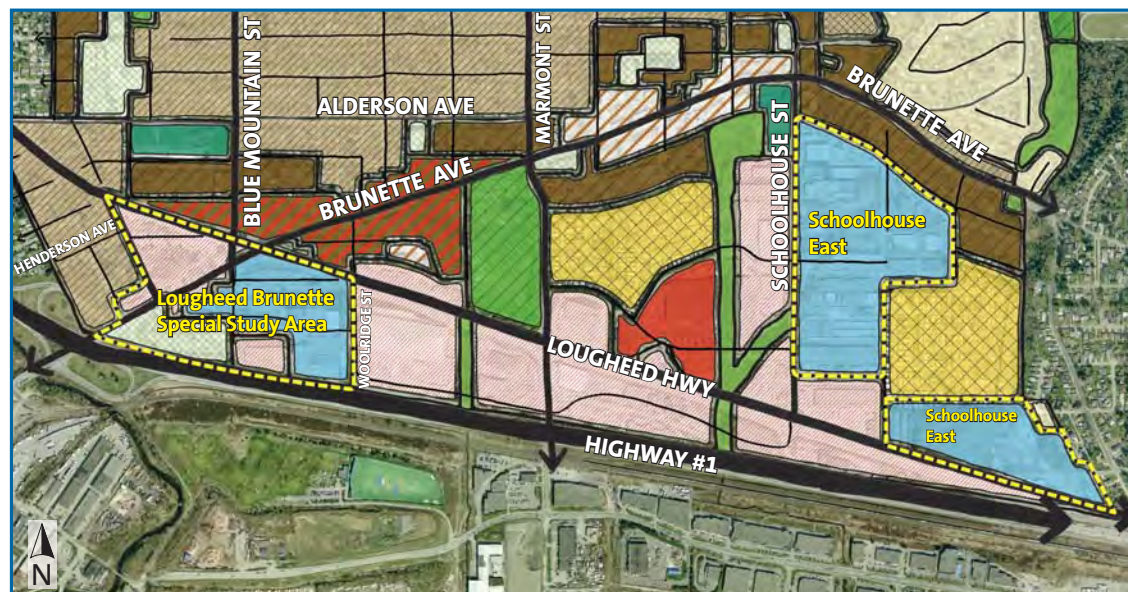
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Specific Area Policies

Schoolhouse East & Lougheed Brunette



Schoolhouse East Area Key Features:

- ◆ Explore opportunities for offices that do not compete with City Centre offices
- ◆ Encourage opportunities for work-live (Industrial-Residential)
- ◆ Consider limited retail uses, subject to traffic study

Lougheed Brunette Area Key Features:

- ◆ Work with other levels of government to explore transportation infrastructure upgrade options to the Brunette Interchange and the Brunette-Lougheed corridor
- ◆ Maintain existing land use designations until further transportation planning for the area is completed



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Design Guidelines

Multi Family Residential

These guidelines apply to all new apartment and townhouse developments with the aim to reflect Maillardville's history, as well as design treatments on recently developed buildings.



Key Design Features:

Design multi-family developments to reflect Maillardville's history primarily through:

- ◆ Wood as the primary finishing material and brick and stone as complementary
- ◆ A variety of roof forms including mansard, gable and flat roofs
- ◆ Windows that are vertically-oriented and placed in a consistent rhythm across the facade
- ◆ Detailing materials such as wrought-iron and prominent trim around doors, windows and corners
- ◆ Formal landscaping (i.e. manicured hedges with symmetry and balance and groupings of colourful flowers)

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Plan Implementation

Key actions need to be undertaken to implement the Plan and facilitate future growth and investment.



Key Actions:

- ◆ Create a Heritage Commemoration and Interpretation Plan celebrates Maillardville's history through measures such as public art, and recognition programs
- ◆ Develop Heritage Revitalization Agreement guidelines and procedures for the conservation of heritage buildings
- ◆ Develop other City heritage policies that support heritage conservation (e.g. Transfer Density and Heritage Conservation Areas)
- ◆ Introduce heritage-inspired streetscape improvements in character areas and standard streetscape improvements for other areas of the neighbourhood
- ◆ Establish a property acquisition plan for additional parkland areas
- ◆ Construct greenways and bike routes and provide road improvements

HRAs are agreements between developers and the City that seek to preserve heritage buildings on redevelopment sites through incentives (e.g. additional density, fee waivers, variances)

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Next Steps

Your input from this Open House will be used to refine and update the Partington Creek Neighbourhood Plan.

The updated Plan will then be brought back to Council for consideration of adoption.

Target Timeline --> Fall 2013

- ◆ Consultation with City Committees and development community (Urban Development Institute)
- ◆ Council considers first reading of Plan Adoption Bylaw
- ◆ Public Hearing for public input on the proposed Plan
- ◆ Council considers final adoption of the Plan



Thank You!

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