

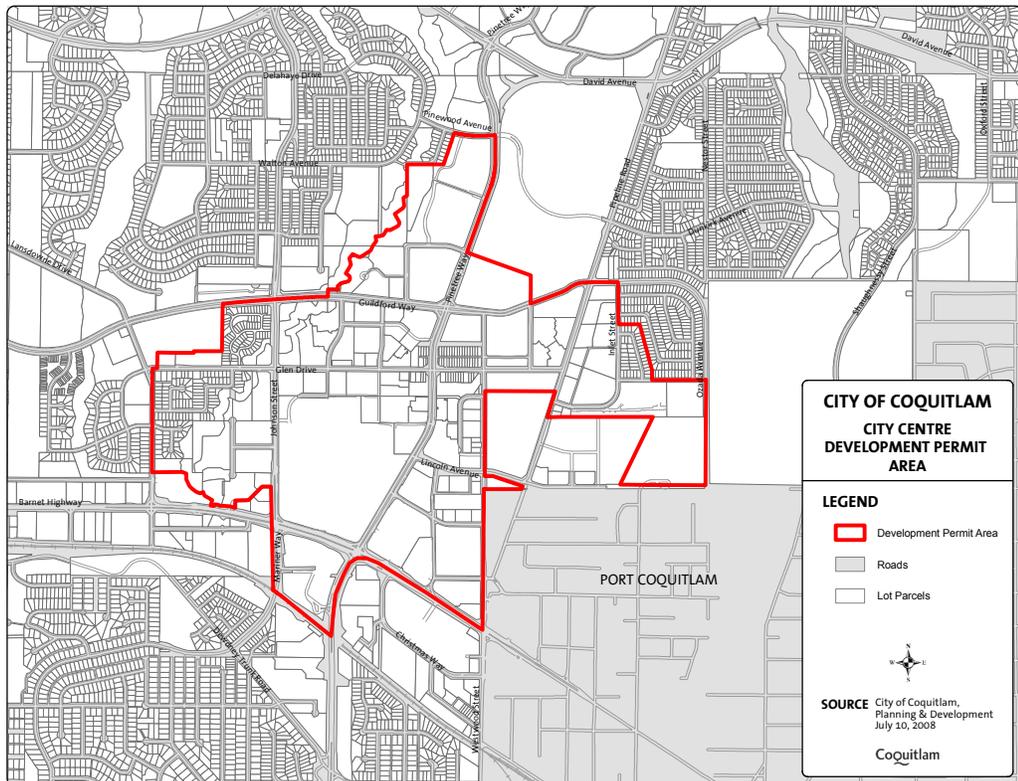


Topic

# City Centre Development Permit Guidelines – City Centre Area Plan

Overview

Subject to the provisions of the *Local Government Act*, all development within this City Centre Development Permit Area, except for single unit dwellings, is subject to issuance of a Development Permit. These Development Permit Guidelines are used in reviewing a Development Permit application within the City Centre.



For further information please call at 604-927-3430 or visit [www.coquitlam.ca](http://www.coquitlam.ca)

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## City Centre Development Permit Guidelines

### Objectives

- a. To recognize the role of this commercial, residential, industrial, and institutional centre as a visible “gateway” to Coquitlam, as an activity centre of regional significance, and as a community focal point.
- b. To ensure redevelopment or improvements on properties zoned as General Commercial (C-2), respect, enhance and complement the vision for the pedestrian realm in the City Centre.
- c. To ensure a sound relationship between different land uses within the Development Permit Area, and between those uses and adjacent areas.
- d. To ensure that adequate provision is made for both vehicular and pedestrian circulation as new development occurs in this area of high traffic density.
- e. To encourage a good living and working environment for residents and workers in the area.
- f. To preserve fisheries habitat areas along Hoy and Scott Creeks and their tributaries.

### Guidelines to Achieve Objectives

- a. New development and improvements to existing low density developments shall be guided by the principles and intent of the “Coquitlam Town Centre Plan and Urban Design Guidelines” adopted by Council Resolution No. 384 on May 17, 2004, as amended by Council from time to time.
- b. With respect to areas along The High Street and Glen Drive, further guidance is provided through “The High Street Design Guidelines (1996)” adopted by Council Resolution No. 773 and “Glen Drive Design Guidelines (1996)” adopted by Council Resolution No. 774, as such guidelines may be amended by Council from time to time.
- c. The quality of design and appearance of new development shall be consistent with that of existing development in the area and with objectives (a) to (e); and all such development shall be appropriately landscaped. Shared maintenance agreements, such as covenants, for vegetation and special landscape features along Coquitlam City Centre streets are required as part of the development approval.
- d. Proposed sites for new development shall be of a configuration that does not result in remainders of land that would be uneconomic to develop for the uses designated by Schedule A.
- e. The form and siting of new development shall be consistent with Policy CC13 where abutting the “pedestrian spine”, “retail fronting streets”, “secondary active streets”, and “residential streets”, designated by Schedule A and C.
- f. The siting of new buildings and building additions shall take into account requirements for street widening to accommodate anticipated vehicular traffic and the conceptual rapid transit alignment and station locations indicated on Schedule A.
- g. New development shall be sited clear of fisheries and wildlife habitat preservation strips along Scott and Hoy Creeks and their tributaries.
- h. The form, siting and character of new development shall take into account established adjacent development and shall, where appropriate, provide screening or landscaped buffering to lessen impacts on adjacent lands.

## City Centre Development Permit Guidelines

### Guidelines to Achieve Objectives (Continued)

- i. All new development on properties currently zoned C-2 shall incorporate measures to:
  - Promote pedestrian-orientation including the provision of commercial frontages that are oriented towards the street, pedestrian wayfinding and safety measures through surface parking lots, enhanced sidewalk widths, and where applicable, consistency with Policy CC13 of the City Centre Area Plan.
  - Ensure that off-street parking and other utility functions, such as loading and garbage disposal, are not located between the front of a building and the public sidewalk.
  - Provide landscaped areas, in addition to perimeter landscaping, within surface parking lots to provide shade, reduce glare and break up the impervious surfaces.
  - Design new single story structures to have the appearance of two storeys. Discourage the use of sloped roofs and provide abundant glazing and weather protection along street frontages to be more consistent with an urban form and character.
  - Screen roof top mechanical and other roof surfaces to improve overlook from taller buildings and views from the street. Consider providing a green roof.
  - Provide interim measures to enhance the pedestrian environment for subsequent phases, such as the use of landscaping, trellis work, seating opportunities, lighting, etc.
- j. The publication titled “Housing for Persons with Disabilities” by Canada Mortgage and Housing Corporation provides guidelines for the development of accessible residential units. These guidelines prescribe the general criteria for new development and provide the basis for preparation and approval of development proposals.

