



Topic

Commercial, Industrial and Multi-Family Residential Development Permit Area - Southwest Coquitlam Area Plan

Overview

This Development Permit Area, which applies to the entire Plan area, is designated under Sections 919.1 (1)(a), (1)(b) and (1)(f) of the *Local Government Act*, for the establishment of objectives and the provision of guidelines for the form and character of commercial, industrial and multi-family development and the protection of the natural environment and the protection of development from hazardous conditions of lands designated and zoned for commercial, industrial and multi-family development.

Objectives

- a. To ensure that development avoids undue impact to fisheries habitat in area watercourses.
- b. To foster a high level of compatibility among proposed and existing land uses.
- c. To promote a high quality development that supports the character of the area, fosters a sense of community, enhances the streetscape, establishes a pedestrian-friendly design and contributes to the livability of the area.

For non-residential land uses that generate employment, generally located along the Trans Canada Highway, Lougheed Highway and United Boulevard corridors, the following Objectives also apply:

- a. To recognize the role of this area as a visible “gateway” to Coquitlam from Lougheed Highway and the Trans-Canada Highway.
- b. To encourage a high quality working and living environment for residents and workers in the area.
- c. To minimize the risk to new and existing development from flooding and soil conditions.

For further information please call at 604-927-3430
or visit www.coquitlam.ca

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- d. To ensure that access to new development is compatible with traffic flows on United Boulevard, Brunette Avenue and Lougheed Highway and allows for future widening of the Trans-Canada Highway, Lougheed Highway, and associated intersections and interchanges.

Guidelines to Achieve Objectives

In order to achieve these objectives through new development or redevelopment, consider the following:

- a. Orient the form and siting of new development towards the street.
- b. Account for future street widening when siting new development, pursuant to the City's Zoning Bylaw.
- c. Explore and where feasible, apply measures to reduce energy consumption and create a healthy living environment.
- d. Pedestrian orientation along street frontages and consider such design elements as abundant glazing, building articulation and weather protection.
- e. Incorporate landscaping throughout the site with particular emphasis on soft, planted landscape materials.
- f. Provide public sidewalks along all streets.
- g. Provide roof treatments on low-rise buildings, including mechanical equipment that addresses acoustical impacts to adjacent developments and visual impacts as seen from above.
- h. Include the screening of refuse disposal and recycling areas and locate those functions away from the street frontage of a building.
- i. Locate outdoor storage and loading areas away from the street frontage of a building and screened from public view.
- j. Locate surface off-street parking areas away from the street frontage and consider integrated landscaping, shared access and natural drainage features.
- k. Account for siting configurations that do not result in remainders of land that would be uneconomic to develop for the uses designated by Schedule A.
- l. Apply mitigation measures that minimize adverse development impacts to adjacent properties.
- m. Site new development clear of fisheries and wildlife habitat preservation strips along all watercourses, pursuant to the City's Zoning Bylaw.
- n. Integrate design measures that address safety and consider Crime Prevention Through Environmental Design principles.
- o. Respond to unique geotechnical and soil conditions and apply construction techniques that will not result in damage to adjacent development.
- p. Investigate application of alternative stormwater management systems and designs.