



Topic

Intensive Residential Development Permit Guidelines – Northeast Coquitlam Area Plan

Overview

For the purposes of this development permit area designation, Intensive Residential Development means any street-oriented village home and/ or conventional town home development. This designation is made in order to ensure that the form and character of multi-family residential development achieves high standards of liveability, integrates with and enhances the neighbourhood streetscape and environment, and promotes safety and security of both the private and the public realms. The Objectives for the Development Permit Area and the general development permit guidelines follow.

Objectives

- a. To create a sense of place, of neighbourhood and of community that builds upon local topography, ravines, views, natural habitat and the surrounding neighbourhood character.
- b. To ensure a sound relationship between different land uses in the Development Permit Area, and adjacent residential neighbourhoods.
- c. To encourage high-quality intensive residential development that ensures sufficient private and open space for residents;
- d. To ensure that the design of intensive residential development contributes to a unified attractive streetscape.

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

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Coquitlam

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General Building and Site Development Guidelines

- a. The construction of a building or a building addition for which a building permit is required shall not commence unless the owner first obtains a Development Permit
- b. New development will be guided by the principles and intent of the “Northeast Coquitlam Intensive Residential Development Permit Areas Guidelines” and the “Guide to Best Site Development Practices”.
- c. Garbage and recycling areas are to be sited in a convenient location for the use of residents; however they should be secure and screened from view from adjacent public streets and nearby residences
- d. Wherever possible existing mature trees and vegetation should be retained. New vegetation should be placed so that it will soften blank walls and retaining structures when mature, while at the same time it should be planted to avoid blocking sightlines from windows and doorways to public streets and pedestrian walkways.
- e. Generally, fences or walls within front or exterior side yards are to be limited in height to 1.2 metres. Such fences or walls are to be no longer than 10 metres in length without a break or jog of at least 0.3 metres. Fences or walls along public street frontages are to be constructed of high quality wood, masonry or wrought iron materials.
- f. Exterior cladding materials and detailing should be appropriate for the wet West Coast climate. A variety of complementary exterior building materials and colours is encouraged, including those for building details such as corner boards, window borders and horizontal bands. Where stucco is used, it is to be adequately treated to prevent discolouration and the proliferation of moss, particularly on north-facing facades.
- g. Mechanical equipment including, but not necessarily limited to air conditioning units, fireplace vents, antennae and satellite dishes, should be concealed from view from adjacent public streets and nearby residences.
- h. In order to help satisfy the diverse and changing housing needs of people, the designs of intensive residential buildings and units are encouraged to be both adaptive and accessible for persons of different stages of life and degrees of mobility.