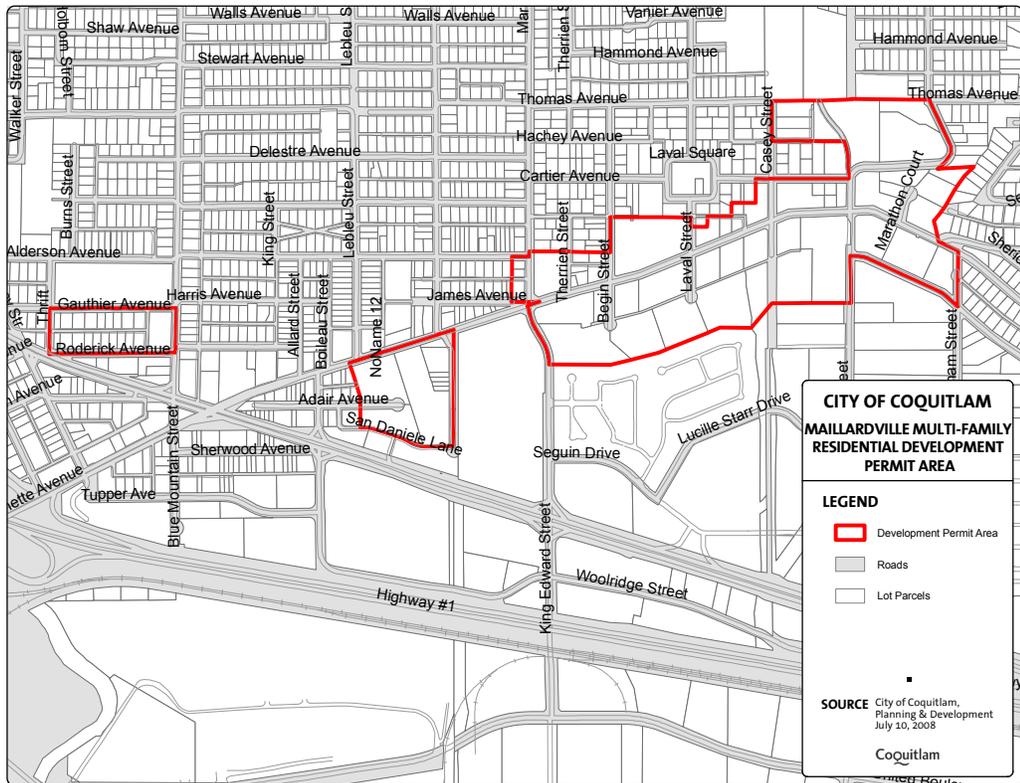




Topic

# Maillardville Multi-Family Residential Development Permit Guidelines

## – Maillardville Neighbourhood Plan



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

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## Maillardville Multi-Family Residential Development Permit Guidelines

- Overview Subject to the provisions of the Local Government Act, all development within the Maillardville Multi-Family Residential 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 Maillardville Multi-Family Residential.
- Objectives
- a. To provide for an attractive and safe multi-family residential environment.
  - b. To meet a variety of housing needs b providing an appropriate mix of multi-family housing types and densities.
  - c. To enhance community identity by encouraging new development of a form and character that reflects the area’s history and cultural influences, and in particular to encourage a “heritage streetscape” along the north side of Brunette Avenue between Schoolhouse and Begin Streets, reflecting heritage qualities of existing buildings.
  - d. To enable redevelopment to medium density multi-family housing along Brunette Avenue, while maintaining the residential scale and character of this street, and protecting views from the area to the north and Laval Square.
  - e. To enhance local pedestrian and traffic circulation within the multi-family area and between it and the neighbourhood centre area, while maintaining the arterial function of Brunette Avenue.
  - f. To encourage a compatible relationship between types and densities of residential units, and between residential and other uses.
- Guidelines to Achieve Objectives
- a. New multi-family residential development will be guided by the principles and intent of “Design Guidelines for New Multi-Family Residential Developments in Maillardville with French-Canadian Character” as such guidelines may be amended by Council from time to time. These guidelines prescribe the general criteria for new development and provide the basis for preparation and approval of development proposals. In addition, it is recognized that all guidelines may not be applicable in every instance. During the review of development, alternative solutions and designs that meet the general intent of the guidelines may be considered, and applied to the development.
  - b. New development on sites designated “Urban Townhousing” shall:
    - Be of predominantly townhouse nature; a majority of the dwelling units on a site shall each have a separate ground floor entrance.
    - Not exceed a height of 11.0m, measured from the average finished ground elevation at the perimeter of the building, or a height of three storeys.
    - Provide at least 1.75 off-street parking spaces per dwelling unit.
    - Not exceed a “lot coverage”, as defined by the Zoning Bylaw, of 30 percent, to be increased by 1 percent for each 25 percent of required off-street parking being concealed parking, as defined within the Zoning Bylaw, to a maximum of 33 percent “lot coverage” in total: noting that any increase in lot coverage beyond 30 percent requires approval of a Variance by Council;

## Maillardville Multi-Family Residential Development Permit Guidelines

Guidelines to Achieve Objectives  
(Continued)

- In no case vary the building setbacks required by the Zoning Bylaw along Laval Street north of Brunette Avenue and Cartier Avenue, unless such variance is granted by Council for purposes of preserving and incorporating into the development of a building of heritage merit.
- c. The siting of new multi-family residential development shall provide for joint accesses and for vehicular circulation between adjacent sites where appropriate to protect the arterial function of Brunette Avenue.
- d. The siting of new development shall take into account the pedestrian linkages proposed in Schedule “D” of this Plan.
- e. New development shall be appropriately landscaped and the design of such landscaping shall take into account:
  - Protection of views toward Laval Square.
  - The “streetscape” intent under objective c.
  - The pedestrian linkages proposed on Schedule “D” to this Plan; and
  - The need for screening or landscape buffers to lesson impact on, or from, adjacent lands.
- f. 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 on Schedule “B” to this Plan.
- g. The siting and design of new multi-family residential development adjacent to Booth Avenue shall take account of the need to buffer residential areas from the existing industrial uses.

