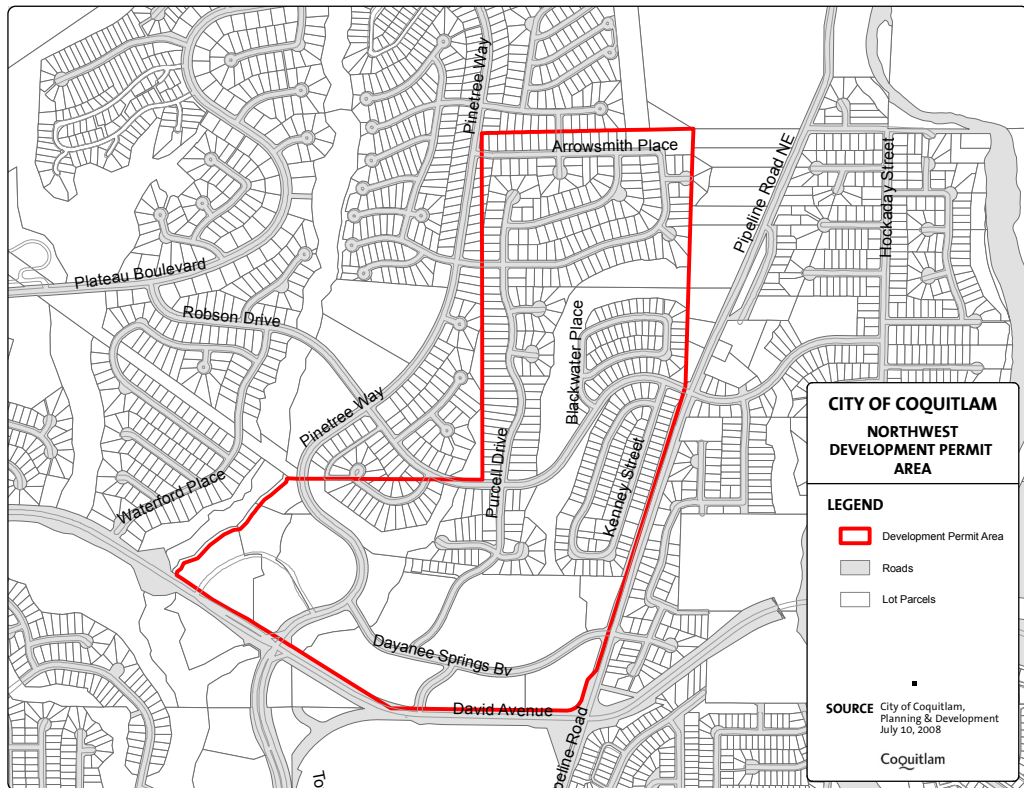




Topic

# Unstable Slopes Development Permit Area Guidelines – Northwest Area Plan



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

Reference file: Doc# 689402.v1 September 2008

The City disclaims any liability arising from the use of this guide, since the information is provided only as a guide for public use and convenience. If any contradiction exists between this document and relevant City Bylaws, Codes, or Policies, the text of the Bylaws, Codes or Policies shall be the legal authority.



## Unstable Slopes Development Permit Area Guidelines

### Overview

Due to the particular possibilities of hazard or damage to the public property or the environment from land slippage, erosion, flooding or the discharge of mud or silt in the area outlined on Schedule “E”, and the need for substantial portions of that area to be re-graded prior to development and the need to address form and character of design for that portion of the lands within Schedule E designated High Density Apartment, that area is designated a “Development Permit Area” pursuant to Sections 919.1(1)(a), (b), (e) and (f) of the Local Government Act.

Within the “Development Permit Area” designated on Schedule “E”, land shall not be subdivided, nor shall the construction of a building or building addition for which a Building Permit is required be commenced unless the owner first obtains a development Permit. However, a Development Permit shall not be required for the Construction of a one-family dwelling or additions thereto on lands zoned RS-1, RS-2, RS-3 or RS-4.

### Guidelines to Achieve Objectives

1. Issuance of Development Permits shall, as appropriate, be subject to the following guidelines:
  - a. Submission of a geotechnical report by a qualified professional engineer.
  - b. Supervision of excavation or placement of fill by a qualified professional engineer.
  - c. Variance of the siting requirements of the Zoning Bylaw for structures and parking areas;
  - d. Variance or supplementing of the requirements of the City of Coquitlam Subdivision and Development Servicing Bylaw No. 3558, 2003, as amended (the “Subdivision Bylaw”), for drainage works, earth-retaining works for revegetation.
  - e. Retention of existing vegetation.
  - f. Enactment of “specified areas” Bylaw to provide for maintenance of any steep slopes which are proposed to be transferred to City ownership; together with registration against adjacent lots of a “save harmless” covenant in favour of the City.
  - g. Adherence to a specified phasing of development.
  - h. Detailed lot grading plans.
  - i. Deposit of securities to ensure that contravention of a condition of a permit does not result in unsafe conditions;
  - j. Design review of buildings other than for single-family residential use to assure that the siting and design of such buildings is appropriate to site conditions.
  - k. A survey plan prepared by a certified BC land surveyor showing the top-of-bank and natural boundary of streams relative to legal boundaries.
  - l. An environmental Inventory and impact assessment related to water courses by a registered professional biologist (to measure compliance with section 35(2) of the federal Fisheries Act), and any other appropriate environmental legislation.

## Unstable Slopes Development Permit Area Guidelines

### Guidelines to Achieve Objectives (Continued)

2. As appropriate, the following further Guidelines shall be considered prior to the issuance of Development Permits in areas designated for High Density Apartments in order to foster a well integrated mix of lower, medium and higher density residential development that respects the landscape and context.
  - a. Building Massing and Scale – building sizes, massing and coverage should respond to and blend into the sloping topography, so as to present the appearance of structures fitting into the forested landscape. The character and scale of the development on its “edges” should be compatible with and appropriate to its context in terms of adjoining uses and public streets and parks.
  - b. Building forms, heights, and placement – Building heights should be limited to a maximum, of four storeys plus roof. In combination , building volume, roof form and overall height should be designed to best manage scale, street edges, light access into open spaces and view impacts on others taking into account obstructions such as trees buildings and other features existing prior to development and in the content of the overall view panorama. Generally it is anticipated that in response to Guidelines a) and b) the highest development forms and densities will be located on the lower slopes towards David Avenue with intermediate forms and densities above. For the lands between Pinetree Way and Purcell Drive south of existing single family housing, compact one-family housing forms (strata) would be provided to address the Guidelines.
  - c. Aspect- Attention should be given to views to sites from the City Centre to ensure that the placement of building mass provides a tiered appearance melding into the background slope as well as optimizing light access and views for new residential units.
  - d. Building Frontages – Buildings which are three storeys or more in height should provide for a substantial break or articulation, beyond a length of 37 metres.
  - e. Relationship of Buildings and Outdoor Spaces – To ensure positive relationships between buildings and outdoor spaces, buildings should be spaced according to sound architectural and urban design principles, generally at intervals equivalent to the facing building heights with the intervening spaces appropriately landscaped to integrate with the buildings and present a more natural appearance from longer views. In turn, through refining building form, massing and positioning, outdoor spaces should be designed to create a well-defined and stronger sense of space.
  - f. Architectural Considerations – Although building may vary in their architectural style and vocabulary, common design elements should provide an overall unifying design theme, and incorporate the following
    - Eave lines should avoid a continuous or unbroken line, with attention given to height and material variations, and intervening roof forms.
    - Pitched roof forms should be used, with hips and gables, suitable for roofing materials of traditional appearance.

## Unstable Slopes Development Permit Area Guidelines

### Guidelines to Achieve Objectives (Continued)

- Finishes should be traditional to contemporary but inclusive of Pacific Northwest patterns and application styles, including siding, board and batten, shingles, brick and stone elements.
  - Colours should be in keeping with the concept of melding with a forested environment, and should avoid strong contrasts.
- g. Identity, Entry and transition- At David Avenue and Pinetree Way, sites provide a “gateway” and point of transition between the more urban character of Town Centre and the lower density residential character of Westwood Plateau, while fostering compatibility with the natural environment. A clear sense of “address” and entry should be provided for each residential component.
- h. Landscaping – On-site landscaping treatments should be compatible with the urban setting and integrate and restore, as appropriate, natural areas and environmental leavestrips, supported by the necessary assessments and plans by a recognized professional (certified arborists, landscaped architects).

Where possible environmental leave areas should be incorporated within the overall landscaped scheme, such that boundaries can be expanded and contracted in conjunction with the building form.

Where environmental leave areas have been compromised by deforestation, they should be restored integrating urban design and elevational or grade enhancements as well as environmental sensitivity. Landscape replanting plans would emphasize species which are compatible with a highly urban form within natural surroundings, and are environmentally supportive of the fishery habitat values as applicable.

- i. Parking- All resident parking should be accommodated in underground structures with limited areas of well-designed surface parking serving visitors and service vehicles. Any exposed concrete will be architecturally treated and/or provided with landscape screening.
- j. Site Surface Treatments – Wherever feasible and functional, permeable site surface treatments should be fostered throughout the development.
- k. Private and Public Spaces and Linkages – The development, in total and in its individual phases, should provide a coherent network of private, semi-private, semi-public and public spaces by:
- Ensuring that public pedestrian and bicycle access is provided at locations to be determined in conjunction with site physical and legal planning and phasing, in order to accommodate local desire lines and offer useful amenities;
  - Creating an internal social/recreational “central place”, which also takes into account proximity to existing public and private services.
- l. Relationship of Residential Units and Outdoor Spaces to Arterial Roadways – At more detailed design stage of development, architectural and site planning measures to address potential noise considerations should be employed in proximity to arterial roadways.