Coquitlam

Schedule H: Development Permit Area Guidelines

Guidelines for how development may address the four DPA's (Urban Design, Watercourse Protection, Wildfire Hazard, and Unstable Slopes) contained within this Schedule. The DPA Guidelines are supported by the Development Permit Area designations in Schedule A and maps of the Development Permit Area in Schedule G.

H-1 Urban Design Development Permit Area

H-2 Watercourse Protection Development Permit Area

H-3 Wildfire Hazard Development Permit Area

H-4 Unstable Slopes Development Permit Area

Bylaw 5511, 2026

Schedule H

Original Adoption April 27, 2026

Coquitlam

Schedule H: Development Permit Area Guidelines

All applicable development in Development Permit Areas requires a Development Permit. Applications for Development Permits will be evaluated for compliance with all applicable Development Permit Area guidelines.

H-1: Urban Design Development Permit Area Guidelines

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1 Introduction

The Urban Design Development Permit Area guidelines implement the relevant policies of the Official Community Plan, which establishes the vision for urban design in the city with the following objectives:

OCP Objective 3.1.4

Design people-friendly buildings, streets, and open spaces that are attractive and comfortable, and that create a vibrant, permeable and interconnected urban public realm.

OCP Objective 3.1.5

Establish neighbourly development through design that considers surrounding scale and character in the present and future.

OCP Objective 3.1.6

Cultivate a strong sense of place and unique identity.

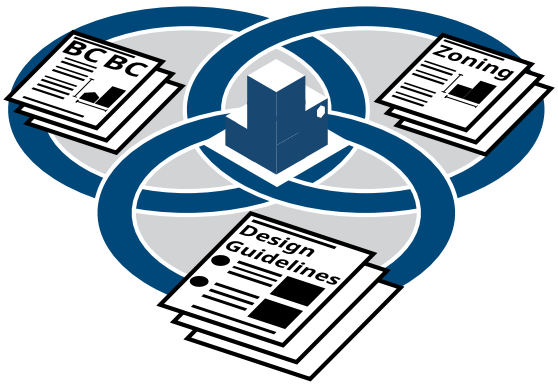
OCP Objective 3.1.7

Foster a sense of safety, access and belonging for all.

OCP Objective 3.1.8

Respect, celebrate and protect the natural environment as part of sustainability efforts in the design of the built environment.

1.1 Applicability



The Urban Design Development Permit Area establishes objectives for the form and character of residential, commercial and industrial development in the City beyond what is regulated in the City's Zoning Bylaw and the BC Building Code.

The Urban Design Development Permit Area applies to all intensive **residential development**, commercial development and industrial development in the City. Application of these guidelines may vary based on site context, building type, and project scale. Staff may exercise discretion when applying the guidelines based on the intent of each guideline, and the scale and context of development (e.g. small-scale residential development).

1.2 Exemptions

An Urban Design Development Permit is not required for:

a. a single-detached dwelling containing only one residential dwelling unit;

b. a temporary building or structure;

c. additions or alterations to an existing building or structure where:

   i. the total value of the additions or alterations is less than $500,000; and

   ii. the additions or alterations are compatible with the Development Permit Area guidelines;

c. required alterations or repairs to the exterior of the building or structure as a result of water damage; or

d. required alterations or repairs to the exterior of the building or structure as a result of fire causing damage to less than 75 per cent of the building's value above its foundation, as determined by the Building Inspector.

1.3 How to Use These Guidelines

Subject to proposed development, multiple guidelines may apply. Accordingly, the overall structure of the guidelines is organized into:

- Guidelines that apply to all applicable development types (section 2);
- Specific guidelines that apply to specific land uses, including residential, commercial and industrial forms of development (sections 3, 4 and 5); and,
- Heritage guidelines that apply to cultural resources and special areas.

Words in **bold, black typeface** are defined in the Schedule A Section 6 Glossary of the OCP.

All development should seek to comply with guideline direction as identified in this Schedule. To support staff in upholding the intent of the document across various project contexts, the guidelines are organized into two levels of prioritization:

- **Provide** – the guideline is foundational to achieving intended urban design outcomes.
- **Encourage** – the guideline is beneficial to achieving intended urban design outcomes.

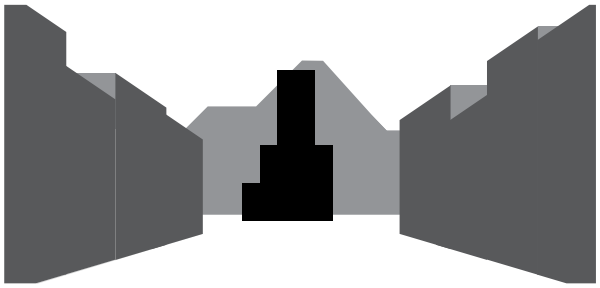
2 General Design Guidelines

2.1 Urban Structure

2.1.1 Street-end vistas

Encourage a strong sense of place with a thoughtful response to street-end vistas by either:

- maintaining clear sightline views of significant natural landscape features such as mountains or waterways, where present; or
- using the presence of a prominent building, architectural feature or landmark at the visual terminus of streets and walkways to act as a focal point.

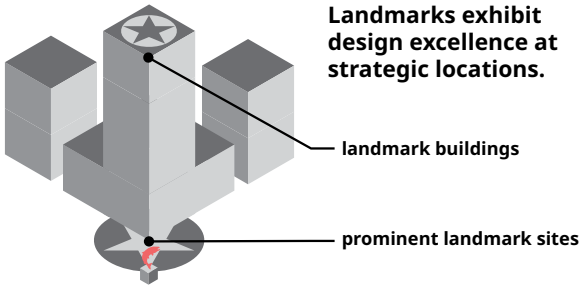


2.1 Figure 1: Views and street end vistas

2.1.2 Landmark buildings

Encourage the establishment of landmark buildings with a high degree of design excellence. Landmark buildings occupy prominent or strategic locations, or constitute key views within a neighbourhood, such as highly visible street corners, tall buildings (buildings 30 per cent taller than existing neighbours or buildings of 30-plus storeys), major public spaces, gateway points, or regional destinations. These buildings are to achieve a high degree of design excellence through the thoughtful integration of:

- tower expression that advances the quality and character of surrounding urban contexts;
- distinct architectural forms (e.g., sculptural forms and uniquely shaped floorplates);
- articulated building profiles (e.g., articulation of the upper part);
- distinctive facades and high-quality building materials and cladding; opportunities for innovative programming and creative architectural responses that engage the public;
- high-quality signage, lighting, landscaping, site furnishings and materials; and
- public art.



2.1 Figure 2: Landmark sites

2.1.3 Landmark sites

Encourage intuitive wayfinding, identity of place and a sense of arrival by establishing landmark sites in prominent locations within the city's urban fabric. Landmark sites achieve a high degree of design excellence and street presence.

- Incorporate public spaces, plazas and unique streetscapes; and
- Integrate public art, high-quality signage, lighting, site furnishing and materials.

2.2 Site Planning

2.2.1 Complete open space network

Encourage a permeable, pedestrian-oriented network of diverse open spaces, in master-planned developments and otherwise large-scale projects, by organizing the site plan around a network of publicly accessible spaces of adequate area to support a range of activities.

- The open space network should be functional in a development in its whole and in individual phases.
- Smaller developments can similarly engage and activate this network with frontage improvements.

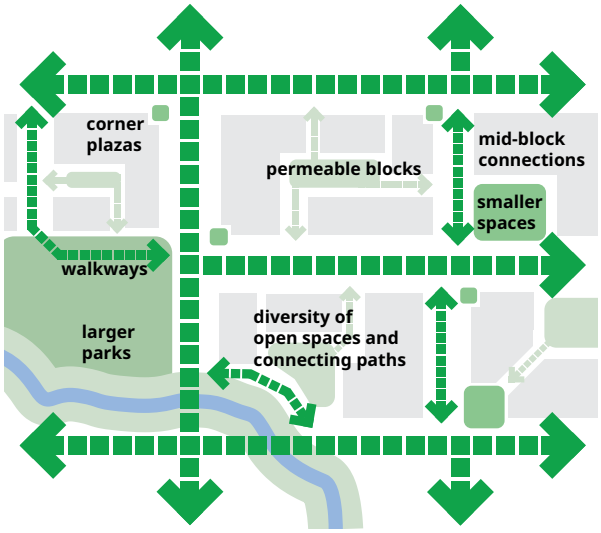
Siting, Massing and Orientation

2.2.2 Mitigate impacts

Encourage access to views, sunlight and privacy of residential units, private outdoor spaces (patios and balconies) and common amenity spaces, both in neighbouring sites and on site, by mitigating potential impacts of the siting, massing and orientation of new developments. Consider:

- appropriate building separation and orientation;
- responsive siting, setbacks, stepbacks, scale, height, massing and roof form;
- incorporation of landscaping and screening devices; and
- unit orientation and the placement of windows, patios and roof terraces.

Connect publically accessible and shared open spaces as parts of a larger network.

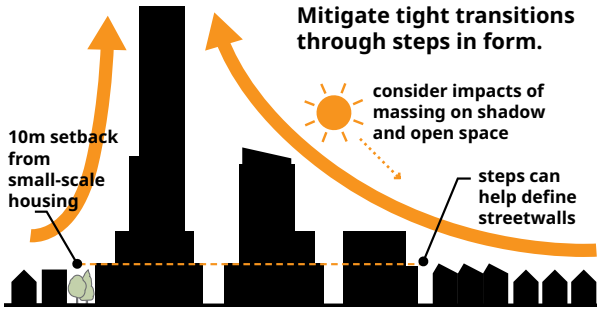


2.2 Figure 1: Complete open space network

2.2.3 Transitions between developments of different scales

Encourage compatible adjacencies by thoughtfully transitioning taller developments towards lower-density residential uses. Transition strategies with adjacent properties may include, but are not limited to:

- stepping back the building faces to achieve a minimum 10-metre separation from adjacent building faces of low-density residential development, or as reasonable to achieve comfortable separation;
- providing increased open space at the interface between buildings;
- incorporating landscaping and screening devices; and
- sloping or stepped roof forms.

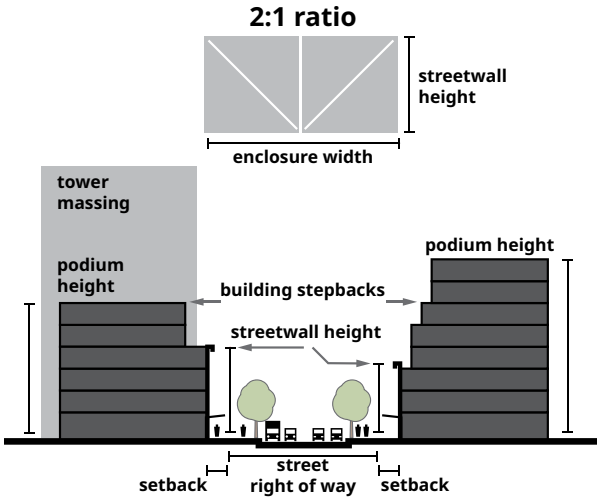


2.2 Figure 2: Transitions and mitigations

2.2.4 Streetwalls, podiums and stepbacks

Encourage the unique character of neighbourhoods by reflecting established streetwalls, podiums and stepbacks.

- Unless otherwise identified, establish a 2:1 ratio of street width to streetwall height, with meaningful stepbacks above the streetwall that reduce perceived height and enhance pedestrian scale.



2.2 Figure 3: Street walls, podiums and stepbacks

2.2.5 Tower floorplates

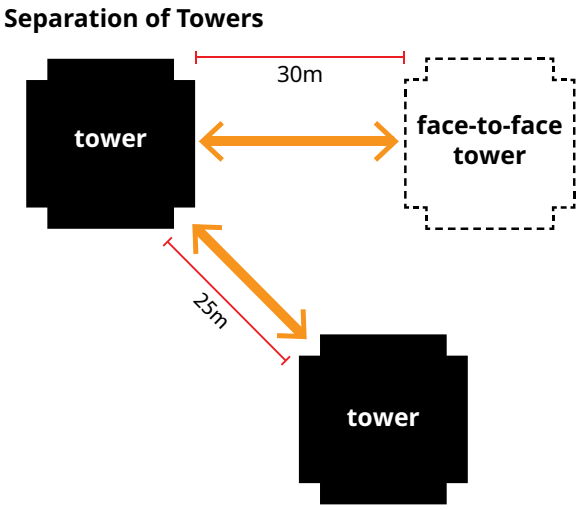
Provide access to views and natural light by limiting residential floorplates of buildings that are taller than 12 storeys to 750 m² or less. For buildings up to 12 storeys, limit the residential floorplate of the ninth to 12th storeys to 900 m². Consider:

- minimizing the width along the east-west elevation to reduce shadow impacts.

2.2.6 Tower spacing

Provide access to views, privacy, and natural light between buildings that are 12 storeys and taller by maintaining a minimum distance of 25 metres between all portions of the building above the streetwall. Consider:

- whenever possible, spacing towers diagonally to each other;
- where towers are face to face, separating them by 30m; and
- where towers are located across a property line, separation distances should be reasonably shared.



2.2 Figure 4: Tower spacing

Connectivity and Block Permeability

2.2.7 Universal design

Encourage the full participation in community for people of all ages and abilities by incorporating the best practices to meet or exceed standards for universal accessibility and adaptable design into building, landscape design and furniture, where possible.

2.2.8 Active transportation network

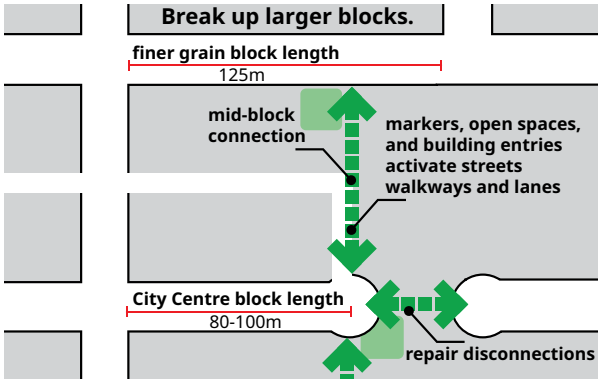
Provide a fine-grained network of publicly accessible streets, lanes, **micromobility** routes, and walkways into large development sites, large blocks, and blocks with incomplete lane networks to support the use of active transportation. Where dead-end streets are required due to topographic or other constraints, provide pedestrian and **micromobility** connections. Include:

- **Active frontages** along publicly accessible walkways; and
- Consideration for urban plazas and building entrances adjacent to pedestrian mid-block walkways.

2.2.9 Mid-block walkways

Provide mid-block walkways that are comfortable, safe, convenient, intuitive and attractive connections.

- Large blocks are broken into a finer grain with block connections separated by a maximum distance of 125m.
- In the City Centre, block connections are expected to be 80 to 100 metres apart.

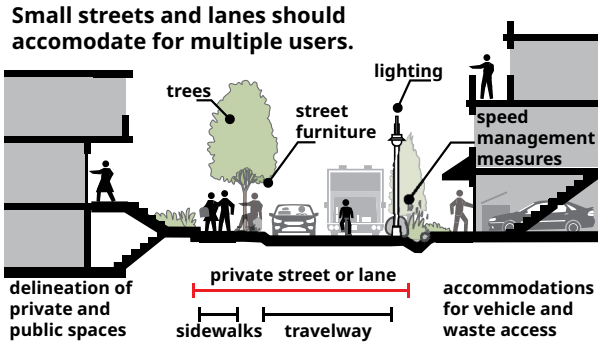


2.2 Figure 5: Mid-block walkways

Sloped Sites

2.2.10 Private streets and active lanes

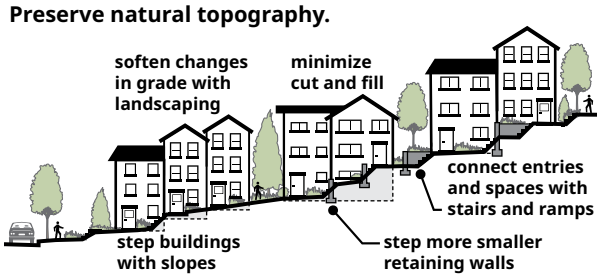
Encourage safety, convenience and comfort of pedestrian and multimodal transportation on private streets and active lanes by incorporating features such as sidewalks, street trees, street furniture, speed management measures and lighting.



2.2 Figure 6: Private streets and active lanes

2.2.11 Step buildings with grade

Encourage preservation of natural topography and reduce grading and retaining wall requirements by setting buildings into the hillside and with site planning that minimizes cut-and-fill excavations. The creation of large, flat terraces across multiple building sites is discouraged.



2.2 Figure 7: Step buildings with grade

2.2.12 Neighbourly adjacencies

Encourage access to views and natural light for adjacent properties by stepping building heights and shaping massing to follow the slope in order to mitigate height, bulk and shadowing.

2.2.13 Blending grades along property lines

Encourage smooth transitions between property lines by designing the site to blend grades along property lines and avoiding retaining walls along property lines.

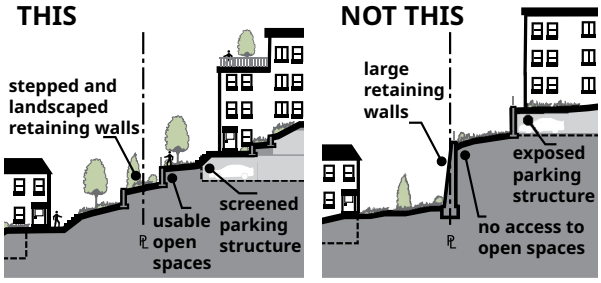
2.2.14 Walking and micromobility connectivity on sloped sites

Encourage walking and **micromobility** in locations where retaining walls create a barrier between developments and mobility networks by incorporating ramps or stairs and including bike channels, where appropriate and feasible.

2.2.15 Grading design and functional open spaces

Provide functional open spaces when grading a site by creating terraces that are sized to accommodate intended uses and do not inhibit **active frontage**. This is supported by:

- Minimizing the impact of retaining walls;
- Providing **active frontages**, passive surveillance, and a neighbourly and attractive interface where possible;
- Gently grading and elevating yards and other open spaces to support functionality; and
- Avoiding sunken or below-grade front yards that can create safety and accessibility concerns.



2.2 Figure 8: Blend grades across property lines

2.2.16 Stepping and variation of retaining walls

Encourage a positive public realm when retaining walls are required and mitigate the visual bulk of walls by stepping retaining walls and adding elements of visual interest. Consider:

- including planting that is low-maintenance, durable, and suited to the environment, and that screens views of the retaining walls that are visible from the public realm and streets so that they appear to blend into the surrounding landscape;
- incorporating variation and screening treatments;
- providing terrace widths and planting selections that allow for ease of access for maintenance of landscape features; and
- blending the top and bottom of walls into building or landscape designs to avoid abrupt transitions.

Open Spaces

2.2.17 Well-defined public and private outdoor spaces

Provide privacy and clarity of use by defining the boundary between public and private outdoor spaces along streets and pedestrian corridors with landscaping and architectural elements.

2.2.18 Provision of lighting in open spaces

Encourage welcoming open spaces of development by incorporating lighting in public, semi-private and private open spaces, including along walkways, passageways, roads and laneways, and within outdoor amenity spaces.

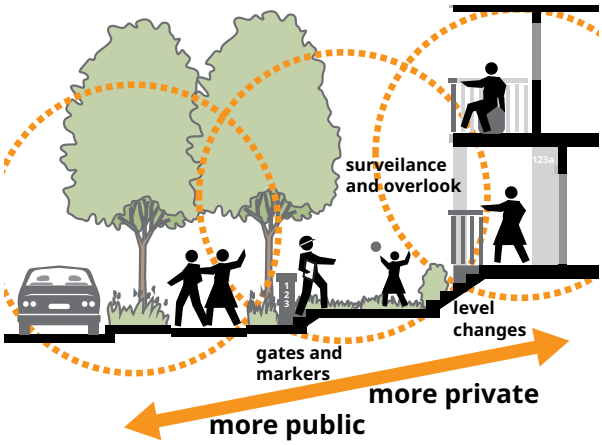
2.2.19 Privately owned public spaces

Encourage public enjoyment of a diversity of open space types throughout the city by incorporating publicly-accessible open spaces, including privately owned public spaces, within the development site.

- Consider the provision of a publicly accessible space that is proportionate to the size of the development site, with larger plazas for large, multi-phase developments.

2.2.20 Well-connected privately owned public spaces

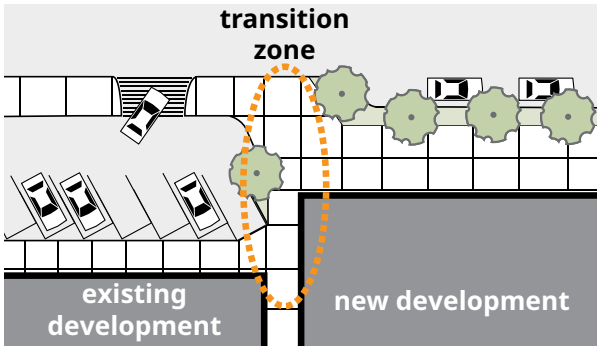
Encourage cohesion between the broad open space network and privately owned public spaces by connecting them with adjacent publicly accessible open spaces, greenways and trail facilities; and incorporating furnishings, lighting, weather protection, and design elements and features that inspire spontaneous play and exploration.



2.2 Figure 9: Well-defined public and private outdoor spaces

2.2.21 Transitions for frontage improvements

Provide safe and functional frontages where a new street standard or frontage improvement is being implemented adjacent to an unimproved frontage by providing an accessible transition zone for people walking, driving and using **micromobility** devices.



2.2 Figure 10: Transitions for frontage improvements

2.2.22 Facilitate transition to structured parking

Provide planning for the transition of surface parking to structured parking for phased developments as these developments proceed through their phases.

- Provide all dedicated parking as structured parking by the final phase, unless developed exclusively as a multi-phased industrial development.

2.2.23 Open spaces in phased development

Provide continuous quality open space in large-scale, longer-term and multi-phased development.

- Provide temporary landscaping or programmed spaces, if needed, in each phase.
- Include permanent open space in the earliest phase, with well-articulated interim conditions and clear public access throughout all phases.

2.3 Active Frontage

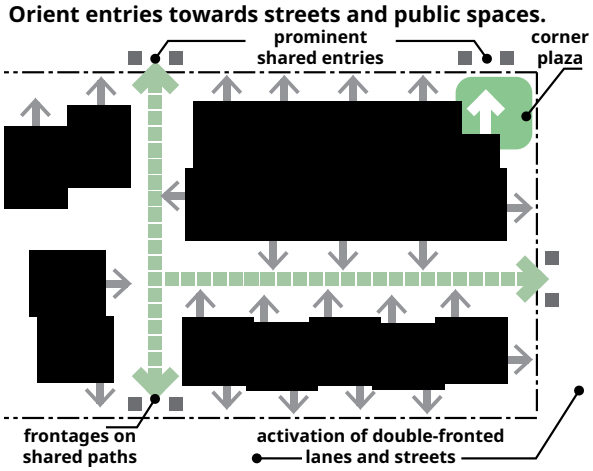
2.3.1 Pedestrian-oriented buildings

Encourage a positive pedestrian experience by orienting buildings and entrances towards the street.

- On corner sites and double-fronting sites, orient **active frontages** and entrances towards both streets (or public walkways).
- The location of commercial spaces on these frontages should prioritize prominent locations to generate and benefit from activity.

2.3.2 Design quality on double-fronting sites

Encourage attractive frontages on all sites by treating all public realm-facing facades with attention to design details relating to material, articulation and functionality (i.e., primary or secondary entrances where appropriate).



2.3 Figure 1: Pedestrian-oriented buildings

2.3.3 Corner plazas

Encourage places for gathering by incorporating additional setbacks at street corners to create corner plazas, or, "outdoor rooms."

- Where ground-floor, pedestrian-oriented retail uses are present, prioritize locating plazas and food and beverage uses on south-facing corners where there is good sun exposure.
- Corner plazas should be at least 16 square metres.
- Corner plazas should have built or landscape elements on at least two sides.

2.3.4 Continuous active focus

Encourage an active public realm by incorporating continuous street-oriented **active frontages** along all public realm frontages (streets, parks, public walkways, multi-use paths, greenways, etc.). Main building entrances should generally face the public realm. Amenity spaces may be acceptable if limited in scope and carefully designed.

2.3.5 Mitigate inactive frontages

Encourage an active public realm where inactive and uninhabitable spaces face the public realm by concealing these uses with active uses.

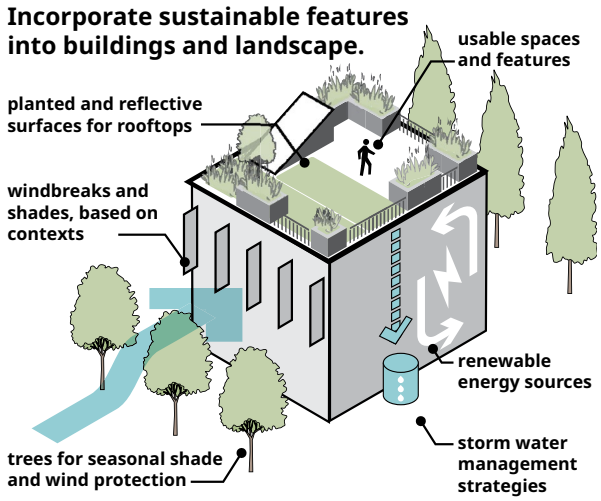
- Where this is not possible, design the frontages to be articulated and attractive to a level that is commensurate with active uses. This can be achieved through landscaping, public art/murals, accent panels, colours, materials, finishes, fenestration, lighting, etc.

2.4 Sustainability

2.4.1 Functional landscape design

Encourage functional landscape design elements – such as rainwater management, windbreaks and tree canopy for summer shading – to enhance overall sustainability of the built environment:

- Emphasize the use of deciduous trees on the south and west sides of buildings for seasonal shade, and evergreen trees on the north side for wind protection, to offer summer shade and winter warmth.
- Incorporate features such as tree and shrub planting, light-coloured or reflective roof surfaces, green roofs and appropriate paving types to reduce the urban heat island effect.



2.4 Figure 1: Sustainable design features

2.4.2 Protect the urban tree canopy

Provide retention of on- and off-site mature trees and tree canopies, whenever possible, to support the mitigation of urban heat island effect, access to clean air and water, and benefits to stormwater management.

2.4.3 Replace mature trees

Encourage the maintenance of the urban tree canopy by providing replacement and supplementary trees where existing mature trees cannot be retained.

2.4.4 Landscape for biodiversity and food

Encourage edible landscaping and community garden opportunities as a potential program onsite, prioritizing pollinator-friendly and native plantings in open spaces to support biodiversity and food security, where appropriate to context.

2.4.5 Renewable energy sources

Encourage the reduction of energy consumption by integrating geothermal, wind, solar thermal, solar domestic hot water, and photovoltaic cells, where possible, into building design.

2.4.6 Greenhouse gas reduction

Encourage the reduction of greenhouse gas emissions in upgraded and new buildings by improving building envelope performance, specification of efficient lighting and appliances, and energy-efficient ventilation and heat recovery systems.

- Consider achieving a third-party sustainability or low-carbon design certification.

2.4.7 Energy efficiency

Encourage energy efficiency by ensuring building envelopes are airtight and well-insulated with energy efficient space and water heating.

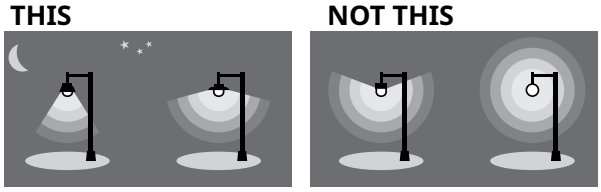
2.4.8 Natural light and cooling

Encourage climate responsiveness in building orientation, massing and design to optimize passive solar access, natural ventilation and shading, particularly in multi-family and mixed-use developments. Consider:

- Incorporating operable windows to increase natural ventilation;
- Strategically placing and sizing windows and skylights;
- Using appropriate glazing and shading systems; and
- Co-ordinating design with cooling systems.

2.4.9 Reduce light pollution

Provide locations of lighting that do not negatively impact neighbours and wildlife by locating lighting in a manner that maximizes pedestrian safety and comfort while minimizing glare, light spill, and impacts to adjacent habitats or residences. Lighting should be shielded from casting directly into adjacent residential windows or higher than 15-degrees below the horizontal plane of the light source.



2.4 Figure 2: Reduce light pollution

2.4.10 Durability and climate resilience

Encourage durability and climate resilience by designing buildings, sites, and landscaping to address site-specific climate risks (wildfire, flooding, extreme heat). Encourage design to exceed industry standards, to improve the building envelope and thereby maximize the building lifetime, reduce maintenance costs and improve affordability.

2.4.11 Roof design and sustainability

Encourage sustainability and energy performance through the design of roof overhangs, solar shading, low-albedo materials, use of green roofs, and the integration of roof and gutter design with stormwater management strategies.

2.4.12 Bird-friendly design

Encourage incorporating bird-friendly glazing, fritted glass, or façade articulation that reduces reflective surfaces to minimize bird collisions on large glazed areas or façades.

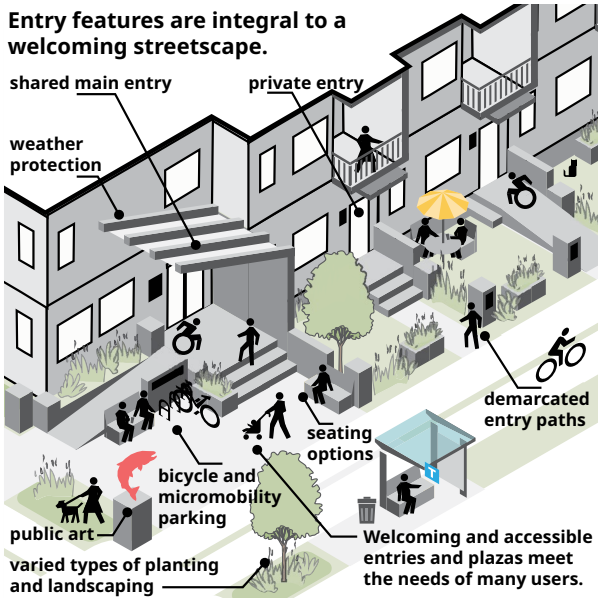
2.5 Building Design

Main Building Entrances and Lobbies

2.5.1 Main entrances

Encourage a welcoming and legible streetscape by incorporating appropriately sized entrance features such as weather protection, special paving, planting, unique lighting, and seating. Consider:

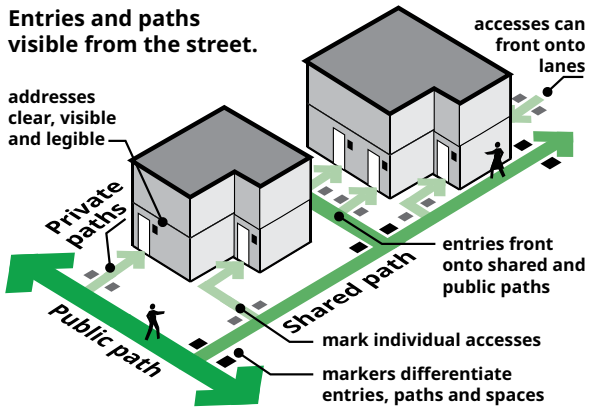
- incorporating a courtyard or plaza;
- avoiding extensive paved areas which detract from the overall streetscape and adequate soft landscaping; and
- prioritizing entrances, plazas, and pedestrian routes that connect directly to transit where development is near transit infrastructure.



2.5 Figure 1: Main entrances

2.5.2 Entry stairs

Encourage a welcoming streetscape in buildings where entrance stairs are necessary by providing main entry stairs or ramps that are adequate in width for accessibility and clearly identifiable from the street.



2.5 Figure 2: Entrance orientation

2.5.3 Entrance orientation

Provide clear wayfinding into buildings by making entrances visible to the street.

- Minimize visual obstruction of entries from landscaping or architectural elements.
- Orient entries toward the street, laneway or semi-public walkways.
- Differentiate entries, paths and spaces with markers.

2.5.4 Entrance visibility and wayfinding

Provide intuitive wayfinding where an entry is not directly visible from the street or lane by marking its location with architectural wayfinding or landscape gateway elements from the public street or adjacent sidewalk.

Architectural Expression and Design

2.5.5 Architectural style

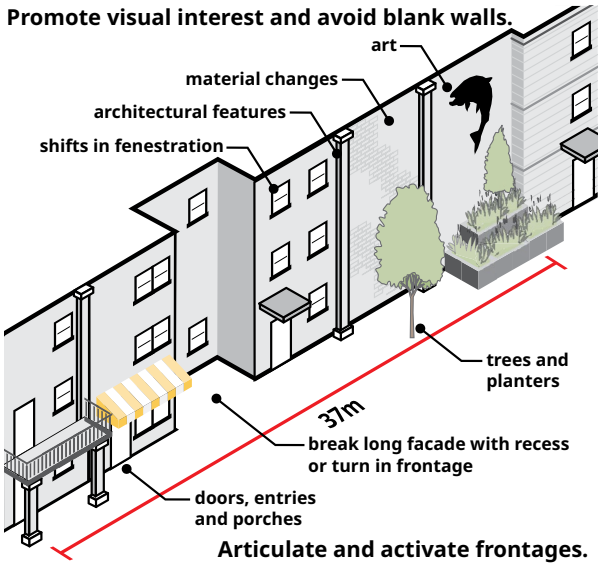
Encourage architectural integrity and consistency by thoughtful design and application of materials:

- In general, use materials in a way that is true to their nature. For example, stone or brick should be used as a foundation element and as the base of columns but should not be used as a facing on upper levels with no clear foundation element below.
- Architecturally treat any exposed foundations above 0.6 metres in a manner that is consistent with the building finish and location.
- Where a traditional style of building is contemplated, incorporate windows, window elements such as trim, sills, aprons, frames, and mullions, and materials that coordinate with that style.
- Design guidelines for Special Areas of heritage character exist in Section 6.

2.5.6 Façade articulation

Encourage visual interest by avoiding monotonous massing and blank walls, using the following strategies:

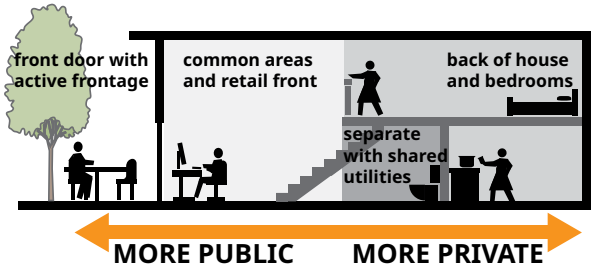
- Articulating building façades with substantive and appropriately located recesses, particularly for buildings that exceed 37 metres in length.
- Incorporating windows, entrances and porches, where possible.
- Varying the thoughtful and co-ordinated placement, design and grouping of windows, entrances and porches.
- Incorporating architectural detailing, varied building materials, public art, murals or vegetation, and design accents.
- Incorporating open areas or landscaping.
- Separating a large building into separate smaller buildings, where possible.



2.5 Figure 3: Facade articulation

2.5.7 Flexible ground level uses

Encourage flexible uses at grade, including retail, commercial, or employment-living units, by incorporating double-height ground-floor units with ceiling heights of 4.5 to 6 metres and floor plans designed for future conversions and control of spaces.



2.5 Figure 4: Flexible ground level uses

2.5.8 Noise mitigation

Provide livability for development-fronting sources of noise pollution, such as SkyTrain guideways, railway tracks or provincial highways, by incorporating measures to mitigate noise where appropriate. Consider:

- placing noise-sensitive rooms away from noise sources; locating hallways, stairwells and utility areas closer to noise sources; and using single-loaded building design;
- using triple-glazed windows and additional wall insulation; locating vents and ducts away from noise sources; using alternative ventilation systems; installing sound-dampening or -absorbing walls and cladding materials; and ensuring concrete construction; and
- incorporating enclosed and fully glazed balconies, sound-absorptive landscaping and water features.

2.5.9 Integrated signage

Encourage an uncluttered and cohesive pedestrian realm by integrating signage with the overall design of the site, building or landscape.

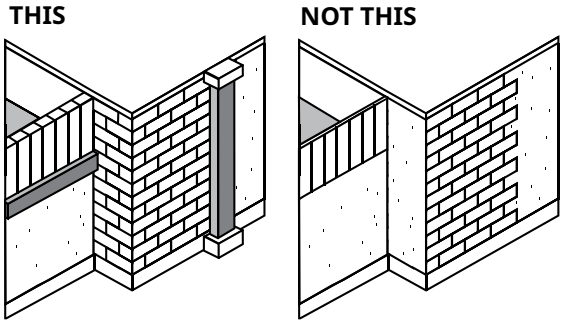
2.5.10 Building addresses and lighting

Encourage a cohesive design by integrating all building addresses and lighting into the overall building design, with complementary character, colours and materials. Lighting should be designed to reflect a natural light spectrum, minimize glare and offer even coverage for pedestrians.

2.5.11 Robust materials for climate and character

Encourage durability and character by using high-quality cladding materials and detailing that are appropriate for the wet climate of Coquitlam.

- Appropriate cladding materials include brick, stone, architecturally treated concrete, glass, metal, wood, stucco, cementitious-fibre panels, or an acceptable alternative.
- Change in exterior materials should occur at an inside rather than an outside corner or be separated with architectural features.
- Encourage ease of maintenance by selecting materials and paints that facilitate ease of graffiti removal.



2.5 Figure 5: Robust materials for climate and character

2.6 Landscape and Environmental Design

Trees, Shrubs, Plants and Groundcover

2.6.1 Access to shade

Provide comfort in public and common amenity spaces by incorporating trees into landscape design to provide canopy for summer shade.

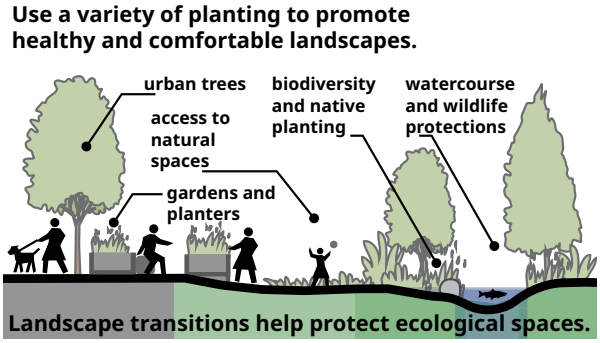
2.6.2 Soft landscaping

Encourage beautification, ecology, and human comfort by installing a variety of trees, lawns, shrubs, perennials or groundcovers in all non-paved open spaces.

2.6.3 Plant selection

Encourage a healthy landscape by planting low-maintenance, climate-resilient and drought-tolerant native plants.

- Invasive species are prohibited.
- Species that attract bears are not permitted.
- Adjacent to riparian and wildlife areas, prioritize native plants that support biodiversity.
- In residential developments, incorporate opportunities and infrastructure for community gardening.
- In high-use open spaces, such as outdoor amenity areas and plazas, incorporate plants with seasonal interest and colour.

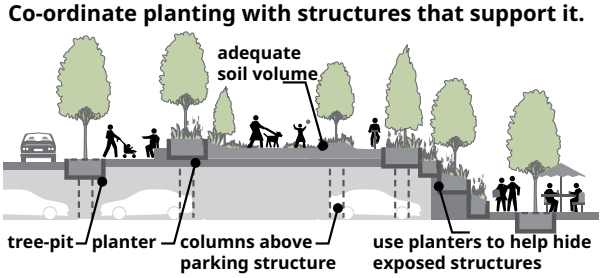


2.6 Figure 1: Soft landscaping

2.6.4 Minimize impacts of underground structures on landscaping

Provide support for a healthy tree canopy by minimizing conflicts of underground structures, such as parking structures, with landscape features and tree pits.

- Consider adequate soil volume for planting over slab according to best practices, such as the *British Columbia Landscape Standards*.

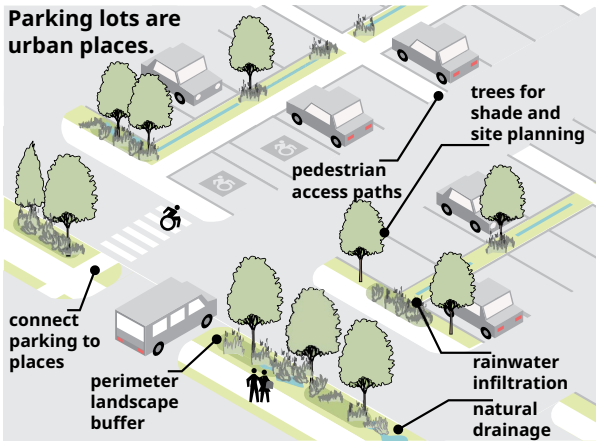


2.6 Figure 2: Minimize impacts of underground structures on landscaping

2.6.5 Landscape requirements in surface parking areas

Encourage tree canopy, rainwater infiltration, pedestrian comfort, and extension of urban structure in surface parking areas, including any interim surface parking proposed as part of phased development, by providing hardy drought- and salt-tolerant landscaping in surface parking areas. Include:

- a minimum interior landscaped area of 10 per cent of the total parking area;
- at least one tree (minimum eight-centimetre caliper) per 185 m^2 of paved area;
- a perimeter landscape buffer, including trees, around parking; and
- landscape features that include natural drainage and appropriately placed pedestrian paths.



2.6 Figure 3: Landscape requirements in surface parking areas

Irrigation Systems and Rainwater

2.6.6 Irrigation systems

Encourage a healthy landscape by installing drip irrigation or other water-efficient irrigation systems in soft landscape areas.

2.6 Figure 4: Celebrate rainwater

2.6.7 Celebrate rainwater

Encourage awareness of rainwater management with building and landscape design that reveals rainwater presence and pathway. Consider opportunities to incorporate interpretive elements and to treat rainwater on site in a way that is visible (e.g., rain gardens or permeable surface treatments). Rain gardens should be planted with appropriate species to withstand drought and wet periods.

Site Furnishings

2.6.8 Seating

Encourage a positive public realm by providing seating that promotes social interactions and flexibility of shared and individual activities, and that takes advantage of view and sun, such as benches, tables, low walls and planter edges.

2.6.9 Fences and visibility

Encourage a positive public realm by integrating low and open (rather than solid) fences and railings to maintain visual access between public and semi-private spaces when they are located adjacent to streets and walkways.

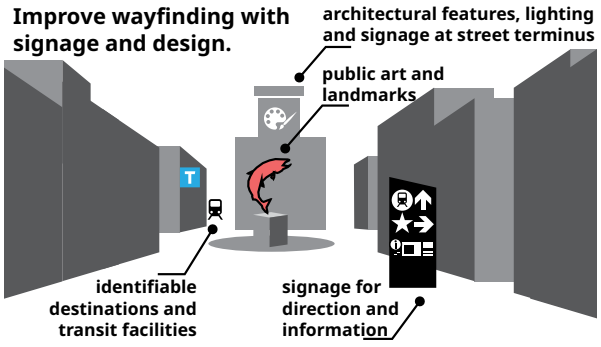
2.6.10 Fence materials

Encourage a positive public realm by integrating fences and railings that are compatible with the character of the building and site furnishings; and that are made of high-quality, long-lasting material such as metal (anodized steel, stainless steel, aluminum), treated wood or stone. Unfinished or unsurfaced concrete block or standard chain-link fence are discouraged, although black-coated chain-link is allowed for wildlife management purposes.

Signage and Wayfinding

2.6.11 Provision of wayfinding signage

Encourage ease of navigation through the city by incorporating wayfinding to guide people walking, driving, and using **micromobility** devices towards destinations.



2.6 Figure 5: Provision of wayfinding signage

Crime Prevention Through Environmental Design

2.6.12 Crime prevention through environmental design

Encourage both physical and perceived safety and security by including elements in site and building design that support:

- natural surveillance;
- eyes on the street;
- clear sightlines;
- good lighting;
- minimal hidden or obscured spaces;
- legible wayfinding and paths;
- systems of care, connection, and maintenance; and
- clear regulations and relationships regarding places.

2.6.13 Nighttime safety and activation

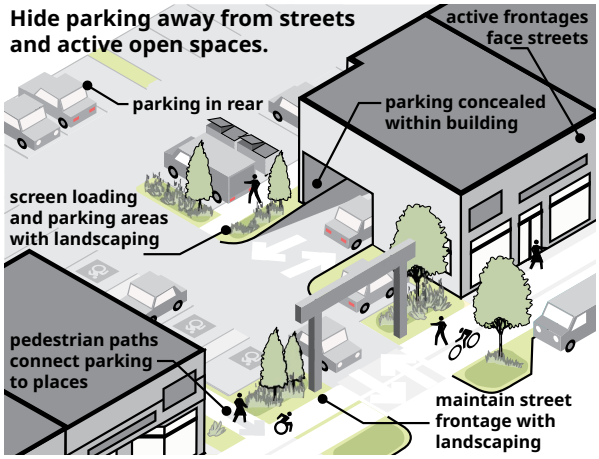
Encourage programming of plazas and key open spaces to support safety and vibrancy for people after dark, supported by pedestrian-scale lighting and other CPTED best practices.

2.7 Parking

2.7.1 Accommodating parking

Encourage a vibrant public realm by accommodating all on-site parking in underground structures or, where underground is not possible, concealed within a building or hidden from the street at the rear or side of the building.

- Consider limited areas of well-designed surface parking serving visitors and service vehicles.

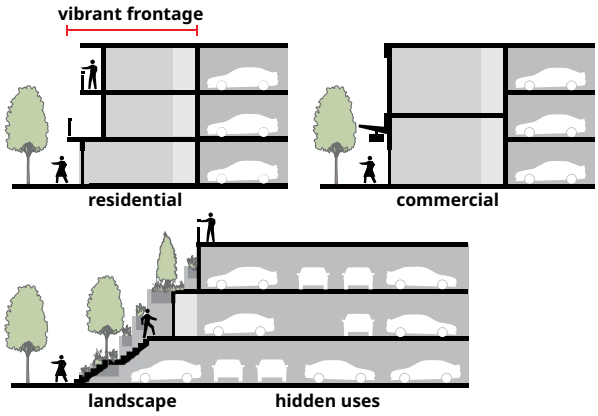


2.7 Figure 1: Accommodating parking

2.7.2 Concealed structured parking

Encourage a vibrant public realm by wrapping above-grade parking structures with active uses to conceal parking from the building façade on all frontages (e.g., lanes, pedestrian rights of way, parks, internal property lines exposed to neighbouring properties, etc.) and, where this is not possible, by architecturally treating any exposed concrete or screening it with landscaping.

Conceal parking structures with active uses.



2.7 Figure 2: Concealed structured parking

2.7.3 Pedestrian connectivity

Provide comfortable, safe, convenient, intuitive and attractive connections between pedestrian destinations, building entrances and parking areas by incorporating pedestrian paths, lighting and landscaping. In surface parking areas, pedestrian paths should be a minimum of two metres wide and connect to sidewalks along logical pedestrian routes.

- Consider site size, parking layout and expected pedestrian volumes in the frequency and design of pedestrian paths.

2.7.4 Parking entrances

Encourage strategic design of parking entrances in terms of size, prominence and location to mitigate impacts on nearby residences and the public realm from noise, exhaust, and aesthetics of parking facilities. Parking entrances should be architecturally treated and finished with the same quality and finish of the building, and should include landscaping, screening and sensitive lighting.

Access

2.7.5 Site access

Encourage safety and minimize impacts on pedestrians and **micromobility** users by locating accesses for driveways, parking entrances, and loading from the lane. Where a lane does not exist or cannot be created, access should be given from the lowest order street that fronts the property. Alternative access may be considered if the lowest order street is a **micromobility** route or if there are site constraints such as such as steep slopes, natural features, **environmentally sensitive areas** or small parcel width.

2.7.6 Limit driveways

Encourage safety, minimize conflicts with pedestrians and **micromobility** users, and maximize the amount of on-street parking by limiting new driveways, reducing the number of driveway crossings, promoting shared access (where feasible) or clustering (where sharing is not feasible).

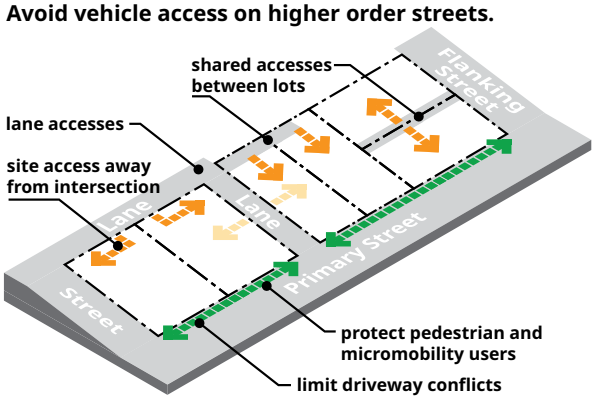
2.7.7 Drop-off and pick-up facilities

Encourage ease of drop-off and pick-up by providing vehicular drop-off and pick-up facilities that are appropriately scaled to the land use and expected demand, designed to accommodate safe circulation on-site, and to minimize queuing and spillover impacts on the street network.

2.7.8 Loading location and screening

Encourage a positive public realm by locating on-site servicing and loading areas within a building or screened from public view, preferably off a lane or at the rear of the building. Promote neighbourliness by screening loading spaces that are at grade and next to a street or an adjacent property.

Avoid vehicle access on higher order streets.



2.7 Figure 3: Site access

2.7.9 Loading space location and convenience

Encourage convenient loading by locating each off-street loading space at a location and elevation convenient to a major floor level of the building or to a utility elevator serving each major floor, and to an adjoining exterior door.

Utilities

2.7.10 Visual impact

Encourage an orderly and welcoming streetscape by locating utilities in discreet locations to minimize visual or sound impacts on the public realm or adjacent neighbours and to avoid the obstruction of pedestrian movement. Utilities include, but are not limited to: HVAC equipment, telephone hubs, electrical transformer, meters, air conditioning units, heat pumps, fireplace vents, antennas and satellite dishes. Consider:

- undergrounding utilities or locating within buildings; and
- including adequate visual screening and noise attenuation where site constraints limit placement options and utilities will be visible or audible from the public realm or neighbouring residential uses.

2.7.11 Underground utility wires

Encourage minimizing the impact of utility wires by undergrounding all overhead utility wires in conjunction with new development and infrastructure upgrades.

- Where undergrounding of utilities is not feasible at the time of development, install pre-ducting to permit undergrounding in the future.

Waste Management

2.7.12 Minimize impacts

Provide minimization of the negative impacts of waste storage, staging and collection areas by strategically locating, orienting and designing them to avoid or minimize visibility from adjacent public and private properties. Waste enclosures should be made of high-quality materials co-ordinated with the building design.

2.7.13 Ease of use

Encourage ease of use of waste collection areas by locating them where they have convenient access for users and collection vehicles, and the area maintains a slope of five per cent or less.

- Include a clear pathway to allow for the manoeuvring of waste carts to the collection location and space on-site for staging and access of collection vehicles.
- The staging area should not conflict with parking or landscaped areas.

2.7.14 Adequate space

Provide functional on-site waste management by providing adequate space for operational source-separation of all solid waste (e.g., recycling and compostables).

2.7.15 Bear and wildlife resistance

Provide best practices with relation to waste and wildlife by creating solid waste collection areas that are fully secured and wildlife resistant.

2.7 Figure 4: Bear and wildlife resistance

3 Residential Guidelines

3.1 Site Planning

Siting, Massing and Orientation – All Residential Forms

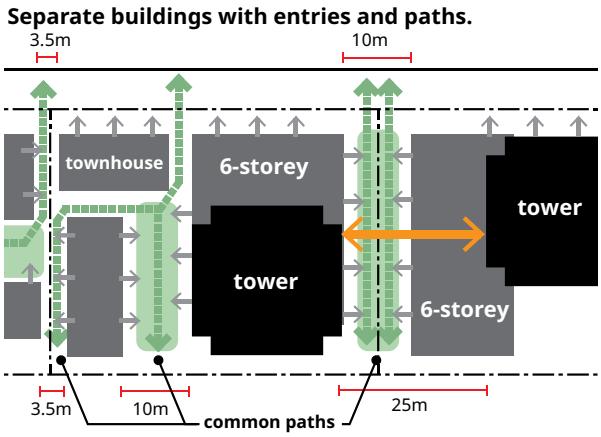
3.1.1 Building separation

Encourage comfortable open spaces along all lot lines that are sufficient to ensure usable private amenity areas, unit entrances, and common pathways. Design for:

- A minimum 3.5-metre spacing between buildings; or
- A minimum 10-metre spacing between buildings when there is a streetwall height of six storeys or greater.

3.1.2 Townhouses at grade

Encourage diverse housing options by including a mix of unit types, including two-storey units, and by providing ground-oriented units with **active frontages** at grade within the podium of podium-tower building forms.



3.1 Figure 1: Building separation

Siting, Massing and Orientation – Small-scale Residential and Townhouse

3.1.3 Accessory unit integration

Encourage the design of accessory and subordinate units to have independent and clear entrances that are integrated into buildings with well-landscaped elements.

- Maintain human-scaled frontages.
- Connect entries to paths on site and adjacent streets or lanes.
- Respect privacy of neighbours.

3.1.4 Reduce perceived mass

Encourage human scale by incorporating the upper storey into a sloping roof form to reduce the perceived mass of the building.

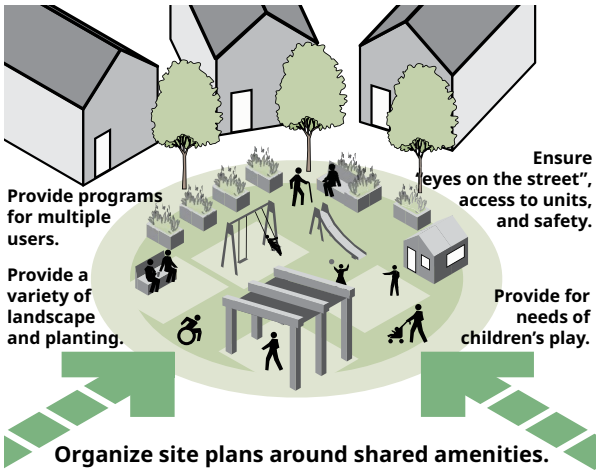
Open Spaces – All Residential Forms

3.1.5 Outdoor space

Encourage livability for residential uses by incorporating direct access to a private outdoor yard space, roof terrace or balcony directly from the dwelling unit, where feasible.

3.1.6 Outdoor common amenity use spaces

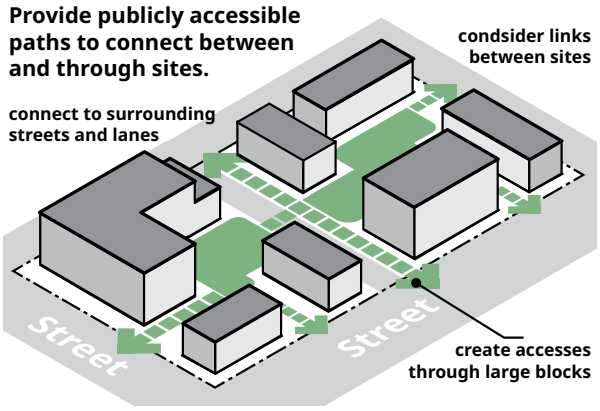
Encourage livability and sociability where common outdoor spaces are provided, so that they function as an organizing element of site planning, are not treated as 'leftover' space in the design, and receive adequate natural light.



3.1 Figure 2: Outdoor common amenity use spaces

3.1.7 Provision of paths

Encourage pedestrian and cycling connectivity by providing publicly accessible walkways through larger developments that connect to surrounding streets, lanes and walkways in adjacent developments and allow smaller developments to engage these paths.



3.1 Figure 3: Provision of walkways

3.1.8 Front yard landscaping

Encourage neighbourliness by incorporating materials, landscaping, and patterns that are sympathetic and harmonious with the surrounding front yards and established landscapes while complying with other critical design goals and objectives.

Open Spaces – Towers and Apartments

3.1.9 Outdoor common amenity spaces

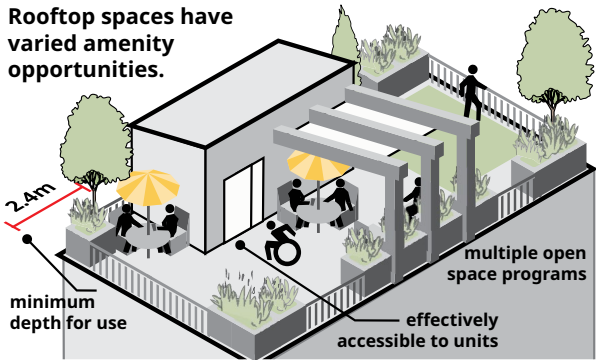
Encourage livability and sociability by providing common outdoor amenity areas that are co-located with and complement other amenities. Amenity spaces will be an adequate space and dimension to accommodate a range of recreation and gathering opportunities, including amenities for all ages and abilities.

3.1.10 Child and intergenerational play spaces

Provide on-site, visible play spaces with seating for caregivers and accessible play elements for different age groups, in family-oriented developments. Design play spaces close to family units with clear sightlines and passive supervision.

3.1.11 Rooftop outdoor space

Encourage the provision of functional outdoor rooftop space, where possible, through the provision of usable space no smaller than 2.4 metres at the smallest side.



3.1 Figure 4: Provision of rooftop outdoor space

Open Spaces – Small-scale Residential and Townhouse

3.1.12 Soft landscaping

Encourage livability and sustainability by optimizing soft landscaping across the street frontage (exclusive of sidewalks and pathways), aiming for soft landscaping across majority of the frontage.

3.1.13 Livability and unit access

Encourage livability and mitigate impacts on shared outdoor amenity spaces, common areas and lower units by locating townhouse access to upper units within the building.

Sloped Sites – All Residential Forms

3.1.14 Design for views

Encourage connection to place by siting structures, outdoor amenity spaces and unit layouts to offer access to scenic views; and by mitigating the potential obstruction of established scenic views of adjacent buildings.

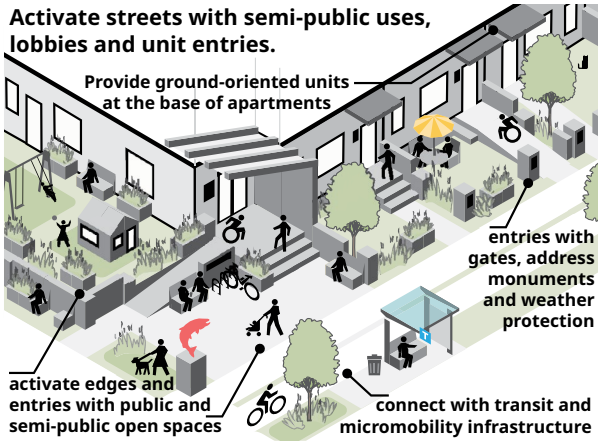
3.2 Active Frontage

Streetscapes and Public Realm Design

3.2.1 Welcoming streetscapes

Encourage a welcoming streetscape by integrating semi-public uses along residential street frontages in all apartment developments that front onto a street. Consider:

- locating units at or near finished grade;
- providing individual entry doors, main entrances with weather protection, individual walkways, gates, and address monuments with lighting for ground-oriented units along the public realm; and
- activating edges with public and semi-public open spaces and programs.



3.2 Figure 1: Welcoming streetscapes

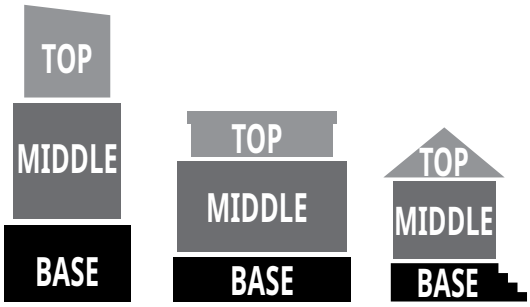
3.3 Building Design

Architectural Expression and Design – Small-scale Residential and Townhouse

3.3.1 Architectural composition

Encourage a coherent overall composition by dividing buildings into three recognizable elements: base, middle and top.

- This may be achieved through architectural features, stepbacks, changes in building shape and material or colour, or change in window or balcony design or placement.



3.3 Figure 1: Architectural composition

3.3.2 Coherence and variation

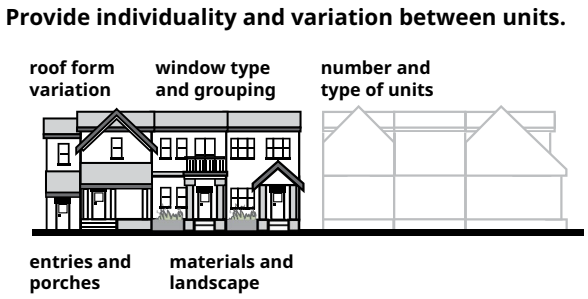
Encourage a balance of coherence and variety amongst residential buildings and units by avoiding overly repetitive forms. Variation could include:

- the placement, design and grouping of windows, entry doors and porches;
- the shape of roof forms and other architectural elements; and
- materials, colour and design accents.

3.3.3 Building diversity

Encourage visual diversity along the streetscape where townhouse forms are adjacent to one another. Consider:

- varying the number of attached dwelling units per building; and
- offering enhanced landscaping between buildings.



3.3 Figure 2: Building diversity

3.3.4 Roof form and hierarchy

Encourage roof design and articulation that are coordinated with building design to help express the residential functions and character of buildings.

- For larger buildings, consider how roof elements and overhangs, parapets, and other roof elements frame and delineate different functions of that building.
- For smaller-scale buildings, encourage roof design and articulation that express the identity and autonomy of each dwelling unit. Avoid roof skirting on the façade and roof forms that span multiple units in a singular, monolithic form.
- Where a traditional style of building is contemplated, encourage a clear sense of hierarchy through roof design and articulation. Encourage: the inclusion of end gables, cross gables, hipped, double or traverse gables on the primary roof; recessing and limiting the number of dormers on secondary roofs; limiting interruptions of the eave line of the primary roof, except where marking a significant building element like an entry, porch or substantial projection.

Balconies, Decks and Patios – All Residential Forms

3.3.5 Private open space minimums

Provide a minimum of 1.5 metres depth on balconies and other private open spaces to support space for furniture and flexibility of use.

3.3.6 Integrated balcony design

Encourage a coherent overall composition by designing balconies to be an integrated part of the building or a thoughtful extension of the architecture.

3.3.7 Balcony privacy

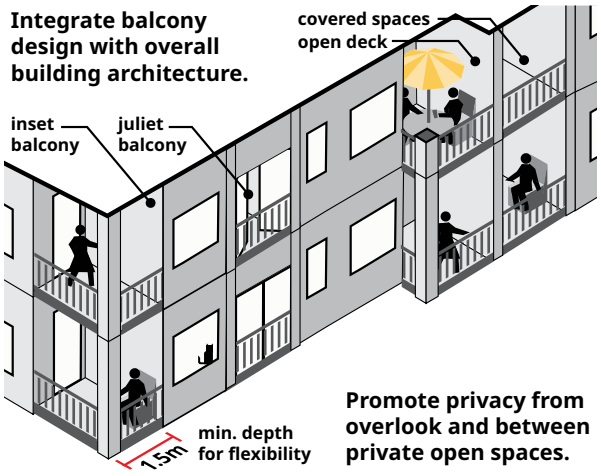
Encourage privacy by locating and integrating balconies in a way that limits overlook into adjacent units.

3.3.8 Balcony natural light

Encourage access to natural light by using open rail or transparent glazed railings.

3.3.9 Balcony extension of use

Encourage balconies that function as an extension of interior living spaces.



3.3 Figure 3: Integrated balcony design

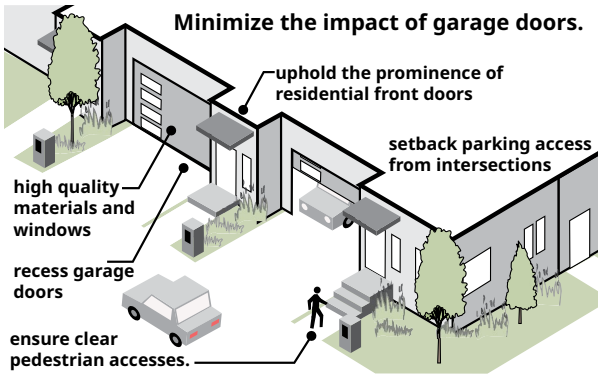
3.4 Parking, Loading and Servicing

Parking – Small-scale Residential, Multiplex and Townhouse

3.4.1 Garage doors

Encourage a positive public realm by minimizing the visual impact of garage doors.

- Minimize the extent of the façade occupied by garage doors.
- Recess garage doors when they are located on a front façade.
- Finish garage doors with high-quality materials and detailing such as windows and material variation.

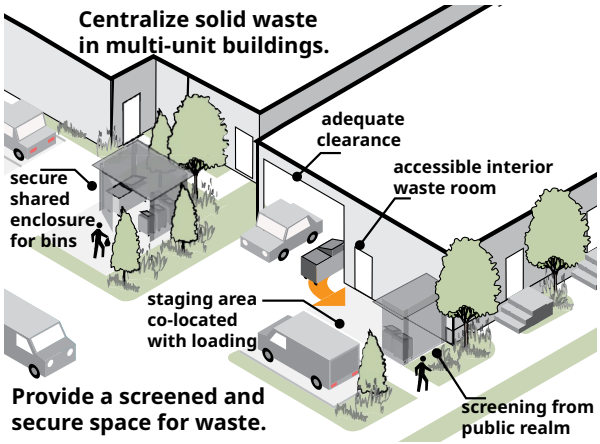


3.4 Figure 1: Garage doors

Solid Waste – Towers and Apartment Buildings

3.4.2 Centralized solid waste area

Provide the consolidation of solid waste collection and staging areas into a single, centralized location within a building. Where locating the waste area in a building is not possible, it must be located in a bear-resistant enclosure that has a consistent design language with building.



3.4 Figure 2: Centralized solid waste area

Solid Waste – Small-scale Residential, Multiplex and Townhouse

3.4.3 Shared solid waste areas

Encourage the consolidation of solid waste collection and storage staging areas. Three or more units on a site may share larger solid waste and recycling containers/bins (rather than assigning individual bins to each unit, and rather than having only one consolidated area for solid waste collection).

- Consider incorporating enclosed garbage storage within the building structure, where possible.

4 Commercial Guidelines

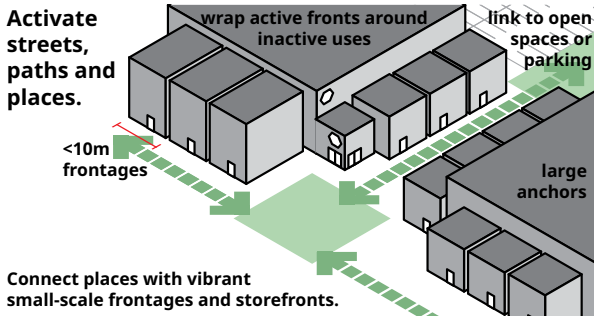
4.1 Site Planning

Connectivity and Block Permeability

4.1.1 Activate streets with retail

Encourage a vibrant pedestrian experience in retail areas by activating ground floors with retail frontages. Consider:

- orienting retail frontages to streets, paths, connected places, and lanes to avoid creating an internal mall; and
- wrapping larger anchor stores with smaller-width storefronts where possible, to activate otherwise blank walls.



4.1 Figure 1: Activate streets with retail

Open Spaces

4.1.2 Open spaces along retail streets

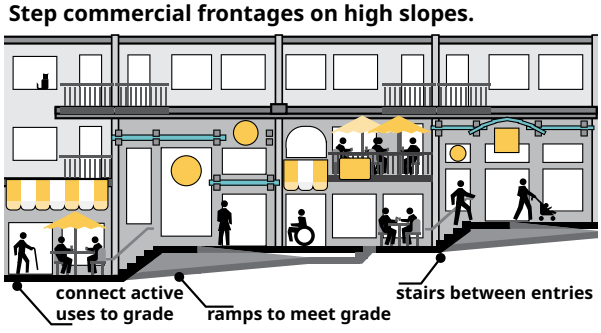
Encourage vibrant retail streets by including squares, nodes, patios and plazas along retail streets with:

- Emphasis on activating adjacent corners and mid-block connections;
- Accessible hard-surface areas;
- Seating and other appropriate street furniture;
- Pedestrian-oriented lighting;
- Public art, water features and wayfinding;
- Trees, shrubs and planters;
- Opportunities for weather protection and tree canopy cover;
- Opportunities for market and festival space and programming; and
- Activation from adjacent commercial frontages or transportation facilities.

4.2 Active Frontage

4.2.1 Commercial floor elevation

Encourage direct physical and visual access between commercial spaces at grade and the public realm by establishing floor elevations and entrances that are at or near adjacent grade, and stepped with the slope where applicable.



4.2 Figure 1: Commercial floor elevation

4.2.2 Office building vibrancy

Encourage a vibrant pedestrian experience by incorporating pedestrian-friendly, ground-oriented commercial uses such as restaurants, cafes, bakeries and retail stores in the ground floor of office buildings.

4.2.3 Retail transparency

Encourage a vibrant and highly transparent pedestrian realm by incorporating an abundance of windows along all ground-floor commercial frontages.

- Opaque, reflective and translucent materials, finishes and films that hinder visibility are discouraged.

4.2.4 Active lane frontages

Encourage activating lane frontages with small retail or service uses, secondary entrances or public art, rather than blank service walls.

4.3 Building Design

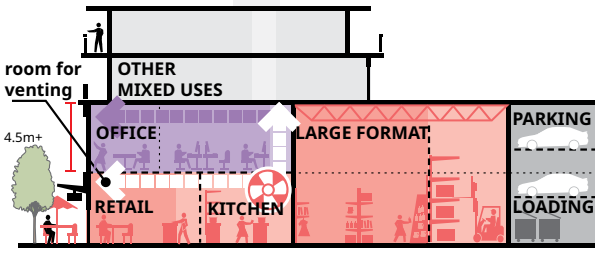
Architectural Expression and Design – All Commercial Forms

4.3.1 Commercial unit flexibility

Encourage future flexibility of commercial units and tenancies, with consideration for the needs of back-of-house operations, loading, storage and waste.

- Incorporate double-height ground-floor units with ceilings of 4.5 to 6 metres.
- Support flexibility of commercial units so that they may be adapted for other tenancies by including potential for a ventilation system and plumbing or their future installation.
- Include individual space for, or internal building access to, solid waste disposal, loading, storage, and utility areas.

Flexible units can adapt to multiple potential uses.



4.3 Figure 1: Commercial unit flexibility

4.3.2 Fine-grained retail facades

Encourage a vibrant pedestrian experience in retail areas by creating a disciplined rhythm of smaller-scale storefronts.

- A maximum shopfront width of 10 metres is recommended.
- Incorporate architectural expression such as vertical delineation between individual 'storefronts,' signs and directional lighting, and recesses for seating and merchandise display.

Weather Protection

4.3.3 Weather protection continuity

Provide pedestrian comfort by establishing continuous weather protection along all commercial or mixed-use building frontages and internal walkways in all other building forms.

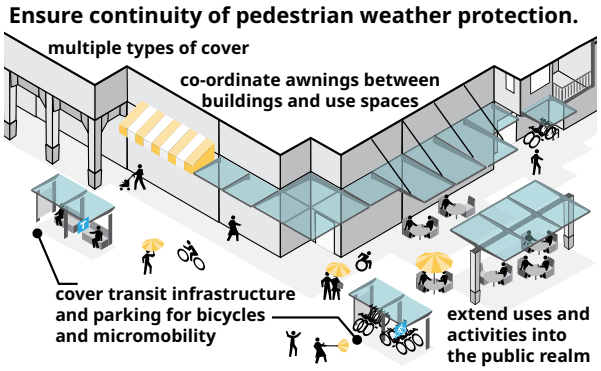
- Consider limiting space between canopies to provide continuous protection and align breaks in canopy cover with architectural breaks.

4.3.4 Weather protection coverage

Provide adequate coverage by weather protection measures by providing awnings or canopies with a minimum depth of 1.8 metres and a height between 2.4 and 4.5 metres.

4.3.5 Weather protection to support extended use

Encourage year-round use of outdoor spaces by ensuring adequate canopy depth in areas that are to be used for outdoor seating and merchandise display.



4.3 Figure 2: Weather protection

4.3.6 Co-ordination with adjacent buildings

Provide cohesion by carefully co-ordinating the alignment of adjacent awnings and canopies, particularly those with varying depths and where building setbacks vary.

4.3.7 Bus stop amenities

Encourage comfort of people travelling by bus by supplementing bus stops with pedestrian amenities and weather protection, such as seating and awnings, as a part of the frontage improvements in commercial areas.

Signage

4.3.8 Retail signage

Encourage the character of businesses and retail streets by incorporating high-quality, custom-designed commercial signage that is consistent with the quality of the overall shopfront design. Signs may be integrated into the underside of overhead canopies and/or mounted to street-level façade, and should be illuminated.

- Blade signs, fascia signs, awning signs and neon signs without a mounting box (to maintain transparency) are preferred signage types. Generic or stock signs are discouraged.

4.3.9 Signage conflicts

Encourage neighbourliness by integrating signage in a way that avoids conflict with other neighbouring tenants' signage.

4.3.10 Signage and storefront transparency

Encourage visibility into storefronts by locating signs so that they do not impact views into storefronts.

Impacts from Commercial Infrastructure

4.3.11 Reduce impacts

Encourage resident and pedestrian comfort through the reduction of noise, odour and other impacts.

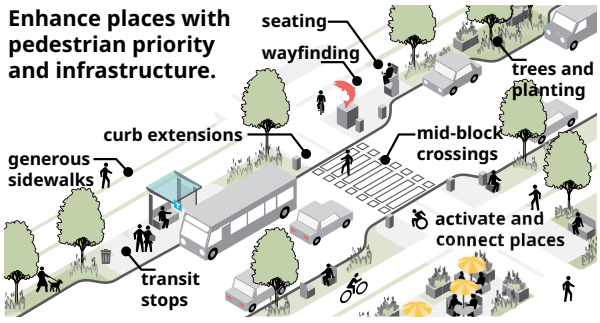
- Locate the exhaust from ventilation systems where it will not impact the public realm or adjacent residential livability.
- Minimize noise transfer, vibration and other transmissions between commercial and residential uses through appropriate insulation and ventilation, and thoughtful room placement.

4.4 Landscape and Environmental Design

Streetscapes and Public Realm Design

4.4.1 Prioritize pedestrians

Encourage pedestrian priority by including curb extensions, wider sidewalks, and mid-block crosswalks where there are significant pedestrian generators such as schools and shops.



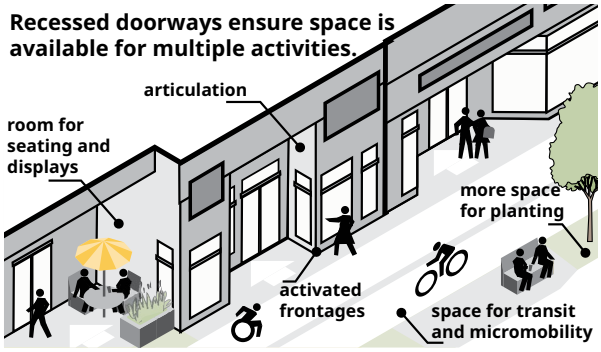
4.4 Figure 1: Prioritize pedestrians

4.4.2 Frontage surface finish

Encourage an accessible, safe, and functional pedestrian experience by finishing the ground surface between the building face and the pedestrian zone with a material and surface finish that are seamlessly integrated and complementary with the sidewalk.

4.4.3 Recessed commercial entrances

Encourage ease of movement along sidewalks by recessing doorways such that commercial entrance doors do not intrude into the sidewalk, door areas provide additional weather protection, and retail frontages are further articulated.



4.4 Figure 2: Recessed commercial entrances

4.5 Parking, Loading and Servicing

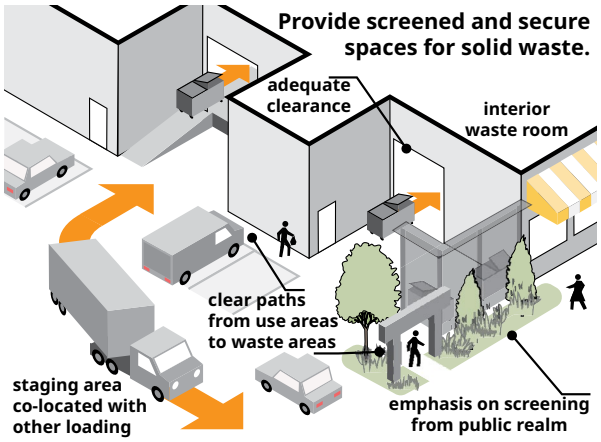
4.5.1 Worker amenities and active transportation

Encourage the inclusion of secure **micromobility** parking, lockers and showers, sheltered waiting areas, and safe pedestrian links to transit to support active commuting for employees.

4.5.2 Loading area access

Encourage a positive public realm and reduce potential nuisance by providing direct access between tenant spaces and loading and waste storage areas and tenant spaces.

- Support individual space for, or internal building access to, solid waste disposal, loading, storage and utility areas.
- Support consolidated or shared loading or waste facilities between developments to reduce curb cuts and improve public realm.
- The use of public spaces or public pathways as the access route to loading areas is discouraged.
- Consider how the impacts of commercial equipment, loading, and storage might be located or screened appropriately.



4.5 Figure 1: Commercial loading and waste

4.5.3 Waste collection area siting

Encourage a positive public realm and reduce potential nuisance by locating waste storage areas within a building (or, where not possible, concealed in an enclosure) and accessed from a lane or rear of the building.

4.5.4 Waste collection area direct access

Encourage a positive public realm and reduce potential nuisance by providing direct access between tenant spaces and waste storage areas.

- The use of public spaces or public pathways as the access route to waste storage areas is discouraged.

5 Industrial Guidelines

5.1 Site Planning

Site Massing and Orientation

5.1.1 Buffers and transitions to non-industrial uses

Provide landscaped buffer zones – such as berms, planting and fencing – lighting controls, and visual screening to create a compatible interface where industrial sites are adjacent to residential areas, parks, or sensitive ecosystems.

5.1.2 Flood resilience and climate adaptation

Encourage locating critical equipment and electrical systems above predicted flood levels and integrating passive measures, such as grading and permeable surfaces, beyond regulatory requirements, to improve climate resilience where sites are flood-prone.

Connectivity and Block Permeability

5.1.3 Connections between blocks and buildings

Encourage well-defined pedestrian connections and pathways within and between sites that offer access to front entrances from the street, public pathways, open spaces and transit infrastructure.

Open Spaces

5.1.4 Amenities for industrial areas

Encourage the provision of public and shared-amenity open spaces for the use of tenants, workers and visitors. These spaces can include landscaping, seating, weather protection and opportunities for recreation.

Phasing

5.1.5 Phasing of employment-generating floor space

Provide support for employment creation through the logical and timely phasing of **employment-generating** floor space in master plans. Phasing is to be identified through a master planning process and, at a minimum, shall consider:

- The location of each phase in relation to elements of the plan that regulate or guide commercial land uses;
- The demolition phasing of existing commercial space; and
- The availability of space for existing businesses to relocate.

5.2 Active Frontages

Access and Loading

5.2.1 Clear, identifiable and activated frontages

Encourage clear unit identification and differentiation for building accesses so individual tenants, shared lobbies and publicly accessible storefronts can be identified through their frontage.

- Support frontages that face the street or shared connected paths.
- Consider concealing inactive spaces with more active uses, such as storefronts, lobbies, and offices.
- Articulate and emphasize potential frontages with architectural features and weather protection.

5.3 Building Design

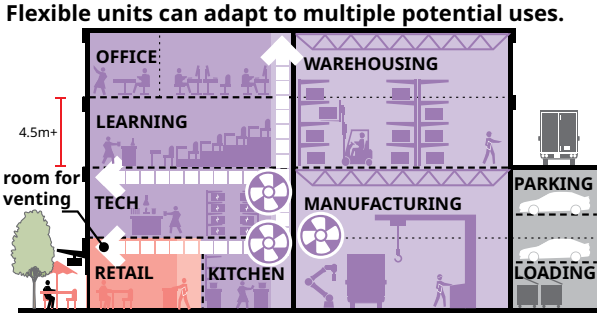
Architectural Expression and Design – All Industrial Forms

5.3.1 Industrial unit flexibility

Encourage future flexibility of industrial units and tenancies, with consideration for the needs of back-of-house operations, loading, storage and waste. Consider:

- Incorporating double-height ground-floor units with ceilings of 4.5 to 6 metres;
- Allocating for spaces with effective height, large span, and column spacing that support reconfiguration for many types of industrial activity and tenants;
- Including ventilated configurations and raised mechanical zones so building can adapt to changing employment needs;
- Locating or appropriately screening the impacts of industrial equipment, loading and storage; and
- Including individual space for, or internal building access to, solid waste disposal, loading, storage and utility areas.

Flexible units can adapt to multiple potential uses.



5.3 Figure 1: Industrial unit flexibility

5.3.2 Limit bulk of large industrial buildings

Encourage architectural variation by including breaks in setback, façade height changes, material changes, window treatments and architectural features, where appropriate.

5.3.3 Building signage, addresses and lighting

Encourage a cohesive design by integrating systems for building signage, addressing and lighting into the overall building and site design. Support signage and lighting that are complementary in character, colours and materials.

5.3.4 Reduce impacts

Encourage site orientation, buffer zones, acoustic barriers and appropriate building assemblies to reduce impacts on the public realm and adjacent residential areas where industrial operations generate noise, odours, vibration and other transmissions.

- Locate vents, exhausts, and odour-producing equipment away from public frontages and adjacent sensitive uses.
- Uphold best-practice filtration, treatment and noise/odour mitigation strategies as appropriate.

5.4 Landscape and Environmental Design

5.4.1 Stormwater management of industrial sites

Encourage site, building and landscape designs that respond to the flows and transmission of stormwater through responsive onsite systems. Support designs that:

- Protect downstream impacts to watercourses;
- Incorporate native and pollution-tolerant plantings in buffers and around parking and loading zones; and
- Respond to stormwater discharge impacts from expansive industrial building roofs and sites, considering the appropriateness of natural and artificial filtration and detention to reduce contaminants reaching watercourses.

5.5 Parking, Loading and Servicing

5.5.1 Parking to strengthen business frontage

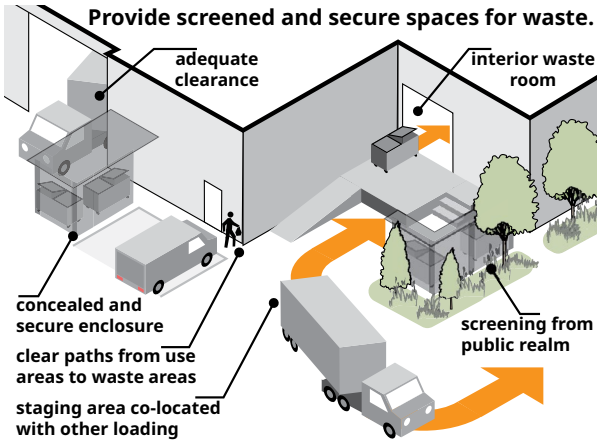
Encourage surface parking to be located behind the frontages of buildings, and parking and loading areas to be located behind active uses or screening. Where surface parking is required in the front of a building, encourage it to be limited to a single manoeuvring aisle with stalls or landscaping on either side.

5.5.2 Worker amenities and active transportation

Encourage the inclusion of secure **micromobility** parking, lockers and showers, sheltered waiting areas and safe pedestrian links to transit to support sustainable commuting for employees.

5.5.3 Loading area access

Encourage a positive public realm and reduce potential nuisance by providing direct access between tenant spaces and loading areas. This can include individual or shared internal building access to solid waste disposal, loading, storage and utility areas. Public spaces or public pathways may not be used as the access route to loading areas.



5.5 Figure 1: Industrial loading and waste

5.6.2 Waste collection area siting

Encourage a positive public realm and reduce potential nuisance by locating waste collection areas within a building (or, where not possible, concealed in an enclosure) and accessed from a lane or rear of the building.

5.6.3 Waste collection area access

Encourage a positive public realm and reduce potential nuisance by providing direct access between tenant spaces and waste collection areas. Public spaces or public pathways may not be used as the access route to waste collection areas.

6 Heritage and Culture

6.1 History and Culture in Place

6.1.1 Make places for culture

Encourage celebration of culture, history and ecology in place through the inclusion of: public art, signage, interpretation, and referential design elements in landscape and building design.

6.1.2 Focus celebration in the public realm

Encourage the location of cultural objects and spaces of celebration in areas of emphasis and focus within the urban structure, such as prominent corners, intersections, street-end vistas, building entries, and areas of appropriate focus in public open spaces.

6.1.3 Activate places with culture

Encourage the co-location of multiple programs and features in places as part of cultural placemaking. Consider integrating and including:

- Indigenous cultural recognition and neighbourhood-specific design elements that reflect Coquitlam's cultural and historical context;
- Suitable shared uses and programs, public art, cultural objects and referential design elements; and
- Supportive features such as seating, planting, lighting, and weather protection to facilitate the shared use of places.

6.1.4 Help people interpret cultural importance

Encourage the inclusion of signage and interpretation materials to help users of a place understand the importance of a cultural space or element in context. Strategies and systems of cultural interpretation help celebrate and educate. Specific direction and requirements on interpretation, content and presentation are likely to be associated with the subject being exhibited.

6.1.5 Design for change and adaptation

Encourage the ability for sites of celebration and interpretation to be updated, without impacting the function and use of places. Culture, history and ecology require maintenance and sometimes necessitate change. Support adaptability that allows art and signage to change and evolve without losing the value of a place.

6.2 Public Art

6.2.1 Public art in the public realm

Encourage the inclusion of permanent or temporary public art in plazas, privately owned public spaces, and at key pedestrian nodes to support identity and placemaking. Public art may be used as an element to add focus, wayfinding and activation of places within the public realm.

6.2.2 Additional public art guidance

Encourage the consideration of additional direction and policy from other agencies and departments responding to public open spaces.

6.3 Heritage Revitalization

6.3.1 Heritage assessment

Provide a heritage assessment for buildings listed on a Heritage Inventory at the time of redevelopment to assess the building's potential architectural, historical or contextual merit. The information from this assessment can aid efforts for conservation of heritage structures, as well recognition of the history and cultural importance of places.

6.3.2 Heritage retention

Encourage the retention of heritage structures and sites through the use of Heritage Revitalization Agreements (HRA) as a part of redevelopment, and through heritage conservation incentives. Heritage redevelopment may include a range of options for contextually appropriate additions or new construction. Design for rehabilitating heritage buildings, additions to heritage buildings, or new construction on heritage sites may be addressed through HRA or Heritage Alteration Permit processes, and should consider potentially applicable guidance from other sources, including:

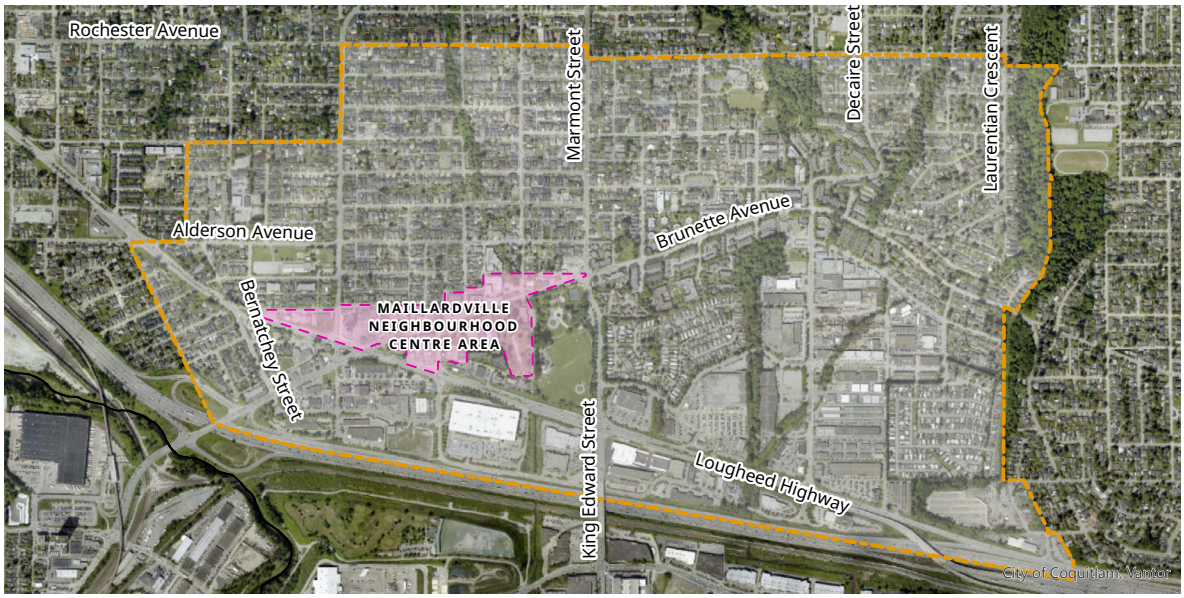
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada; and
- Special area or neighbourhood plan guidelines and policies.

6.4 Special Area: Maillardville Neighbourhood Centre and Multi-Family Development Permit Area

The Neighbourhood Centre and multi-family development permit area guidelines aim to complement and reinforce Maillardville's historical identity. They also strive to ensure that new buildings exhibit a consistent and authentic design character, that collectively create a distinct neighbourhood identity and sense of place in Maillardville's Neighbourhood Centre and the multi-family residential projects adjacent to it.

These guidelines draw on existing, heritage-inspired building designs that acknowledge and celebrate the neighbourhood's history, and draw inspiration from the design character of buildings found within historic commercial districts, developed between the late 1800s and early 1900s, in the region.

These guidelines also apply to multi-family residential and mixed-use projects outside of the identified centre, but still within the Maillardville neighbourhood planning area as identified on Schedule J - Appendix B: Neighbourhood Context – Districts" as "1.5 – Maillardville Neighbourhood Centre Area".



6.4.1 Maillardville commercial frontages

Encourage ground-floor commercial street frontage, where provided, to include:

- A continuous, intermediate cornice at the uppermost edge of the ground-floor level. The height of this cornice should align with the height of the cornices on neighbouring buildings;
- Sufficient height to accommodate transom windows, a signband strip, and awnings above the entry doors and windows at the ground-floor level yet below the intermediate cornice;
- Windows that are wood-framed or metal (anodized in dark colours); and
- Vertical delineations along the building façade that provide for a strong architectural detail, particularly between individual 'storefronts', where feasible.

6.4.2 Maillardville residential frontages

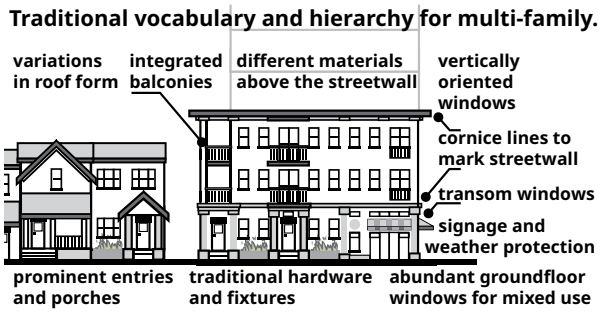
Encourage ground-oriented residential use in the first floor as part of streetwall façades that include:

- Residential entries that incorporate, heavy wood doors and trims, heritage-inspired hardware, windows, and contrasting colours;
- Potential for small entry courtyards along the north side of Brunette Avenue with activation of any enclosed space;
- A greater proportion of solid-wall-to-window-ratio;
- Windows that have a vertical orientation (more tall than wide), are divided into a minimum of two sections by a mullion and include a distinct sill and lintel;
- Windows that are wood-framed or metal (anodized in dark colours);
- Windows that are inset from the building face (approximately 0.10 metres or more) to provide texture, depth and shadow; and
- For portions of buildings above the streetwall, building materials that are distinct from those applied to the façade of the streetwall portion of the building.

6.4.3 Roof types

Encourage building designs that complement the heritage-inspired style of the area. Integrate any of the following:

- Flat roofs with cornices, generous over hangs (approximately one metre), or mansard-style dormers with usable space immediately behind the windows.
- Mansard roof style: incorporate windows or dormers that create usable space, or the appearance of usable space, immediately behind the windows or dormers at the level on which they appear. Consideration should be given to material, colour, and tone that complement the heritage-inspired style of the building.
- Gable roof style: incorporate a steep-pitched profile.
- Flat roof style: incorporate generous overhangs (approximately one metre in depth). Soffits in overhangs should have a solid, high-quality finish and the ribbing or seams should occur parallel to the face of the building.



6.4 Figure 1: Roof Forms

6.4.4 Materials

Encourage primary building materials for new development that are consistent with the character of the areas. Aluminum, spandrel panels, and vinyl should be avoided. Incorporate:

- Natural, regular coarse granite, wood, and heavy timbers as the primary finishing material;
- Brick, cementitious boards or panels, and/or traditionally-styled cast stone as an alternative to wood or as a secondary material;
- Detailing materials such as zinc for flashings and rain water leaders;
- Steel fretwork for planter boxes at residential windows and mounting hardware for light fixtures; and
- Stone or precast concrete sills and lintels.

6.4.5 Maillardville public realm

Encourage the creation of a cohesive neighbourhood core in the Maillardville Centre public realm.

- Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).
- Employ steel fretwork as the primary material for fences and gates. A semi-gloss black finish is preferred to maintain a simple, wrought iron-like design.
- Create high-quality landscaping, including actions that co-ordinate perennial and seasonal plantings and colours. Consider massed plantings of lavender as well as hedges and shrub plantings that can be easily manicured. Provide planters, window boxes and gardening spaces for annual and seasonal plantings. Use steel fretwork – simple, wrought iron-like design – where practical. A semi-gloss black finish is preferred.

6.4.6 Signage and lighting

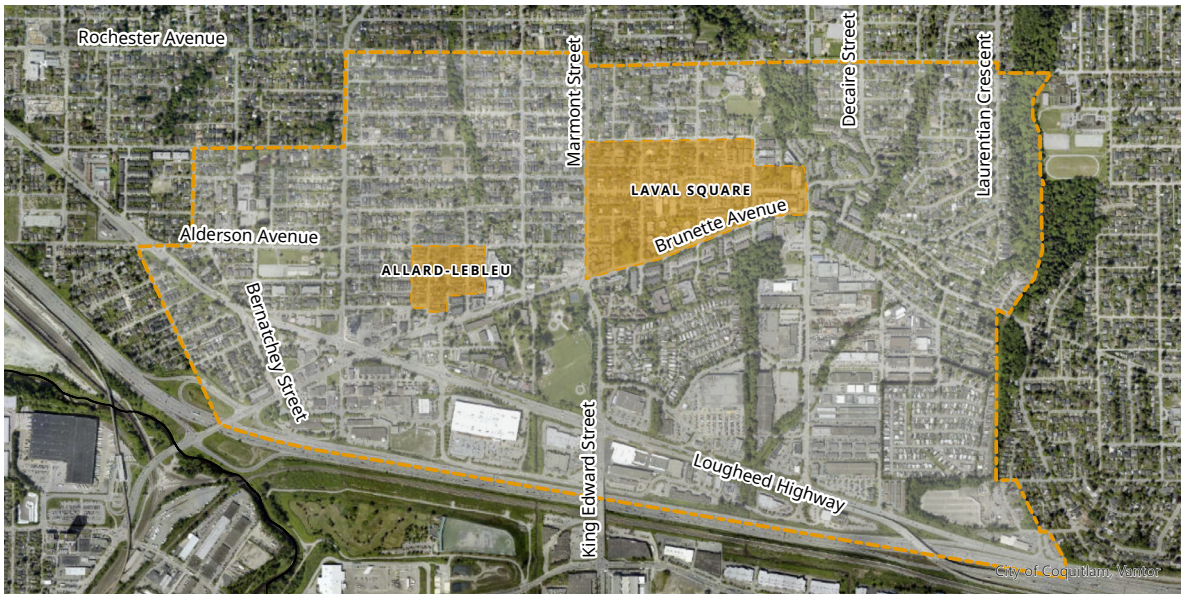
Encourage commercial signage that fits with the overall design and materials of the building. Consideration for signs should include:

- Direct lighting (no back lit box signs).
- Application of imagery and font styles that are evocative of the business that is being advertised.
- Use of steel fretwork (simple, wrought iron-like design) as mounting hardware and integrates other complementary details and materials such as wood.
- Preferred signage types include:
  a. Awning signs;
  b. Projecting signs (usually with a horizontal orientation and incorporated under awnings or between the ground floor level cornice and above the transom windows); and
  c. Fascia or shop-front signband signs (horizontal orientation and incorporated below the ground floor level cornice and above the transom windows).
- Incorporate building-mounted, pedestrian-scale lighting, particularly along **active frontages**. Consider simple wrought iron-like design as the primary material for mounting brackets. A semi-gloss black finish is preferred.

6.5 Special Areas: Laval Square and Allard-LeBleu

The Laval Square and Allard-Lebleu special areas include significant groupings of homes, some of which were built by French Canadian settlers who worked at Fraser Mills, and used lumber milled at the mill in their construction. Guidelines in these special areas aim to ensure a consistent design approach that reflects the existing and distinct heritage character and the design of the homes built in the early 1900s. The distinct built form is primarily represented in the style, materials, structure, detailing, design and architecture of that era of housing in the area. New development on a lot where heritage buildings are located will also apply the guidelines of this section unless otherwise stipulated in a Heritage Conservation Plan.

The boundaries of the Allard-Lebleu and Laval Square special areas are identified in "Schedule J -Appendix B: Neighbourhood Context – Districts" as "2.7 – Allard-LeBleu" and 2.8 – Laval Square" districts.



6.5.1 Massing and street rhythm

Encourage maintaining the scale and rhythm of the existing block and lot patterns where possible. Lot consolidation is discouraged except in those circumstances where the scale and rhythm of smaller individual units is reflected and continued in the building form and character of residential entries.

6.5.2 Orientation to the street

Provide clear identification from the street for multiple entries in each development. Street-fronting entrances and facades in a development are encouraged to incorporate prominent steps leading up to a raised or elevated porch or veranda, which also accommodate universal accessibility.

6.5.3 Laval Square views

Provide siting that, at minimum, meets building setback requirements along frontages abutting Cartier Avenue, Laval Street and Laval Square in order to preserve views to and from Laval Square. Reductions to building setbacks may be considered for heritage conservation or the accommodation of public amenities.

6.5.4 Windows

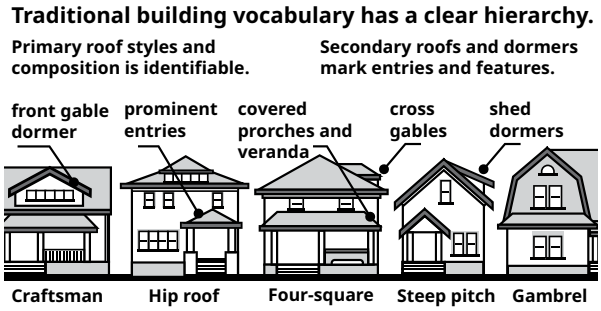
Encourage street-facing façades to provide windows that are:

- Placed in forms and groupings with a consistent rhythm across the façade;
- Presented with a greater proportion of solid-wall-to-window ratio;
- Vertically oriented (more tall than wide);
- Divided into a minimum of two sections by a mullion and include a distinct sill, lintel, and heavy trim; and
- Wood-framed or metal anodized in dark colours.

6.5.5 Roof forms

Encourage roof forms and gables that are consistent with the character of the neighbourhood. Roof designs can incorporate:

- Gable roofs with a 1:1 roof pitch;
- Hipped (with a 6 in 12 roof pitch or steeper);
- Gambrel roof forms traditionally associated with Quebec traditions;
- Flat roof designs with cornices; or
- Dormers to extend usable spaces on upper levels.



6.5 Figure 1: Roof forms

6.5.6 Materials

Encourage primary building materials for new development that are consistent with the character of the areas.

- Wood siding or cementitious siding or panels, particularly for street-oriented portions of the building, are encouraged.
- Stucco, brick or stone are only appropriate as secondary materials.
- Vinyl or metal siding is not appropriate.
- Consideration should also be given to detailing, such as but not limited to:
    a. Heavy trim around doors and cornerboards;
    b. Modestly decorated vergeboards;
    c. Ornamental shingles within gables;
    d. Columns with capitals; and
    e. Colours that generally conform to a 'heritage palette', consistent with early neighbourhood history.

6.5.7 Public realm

Encourage the creation of a cohesive neighbourhood context in the Laval Square and Allard-Lebleu public realm.

- Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).
- Create high-quality landscaping, including actions that co-ordinate perennial and seasonal plantings and colours. Consider massed plantings of lavender as well as hedges and shrub plantings that can be easily manicured. Consider providing planters, window boxes and gardening spaces for annual and seasonal plantings.
- In multi-family projects, incorporating elements of steel fretwork as the primary material for fences, gates, and special lighting fixtures is encouraged. A semi-gloss black finish is preferred to maintain a simple, wrought iron-like design.
- Stucco, brick or stone are only appropriate as secondary materials.
- Vinyl or metal siding is not appropriate.
- Consideration should also be given to detailing, such as but not limited to:
    a. Heavy trim around doors and cornerboards;
    b. Modestly decorated vergeboards;
    c. Ornamental shingles within gables;
    d. Columns with capitals; and
    e. Colours that generally conform to a 'heritage palette', consistent with early neighbourhood history.

H-2: Watercourse Protection Development Permit Area

2.1 Introduction

Applicability

The Watercourse Protection Development Permit Area protects the natural environment, its ecosystems and biological diversity.

The Watercourse Protection Development Permit Area applies to all lands within 30 metres of the top of bank of a watercourse and within 50 metres of the top of bank of watercourses to the east of the Coquitlam River, as shown on Schedule G-1.

Exemptions

A Watercourse Protection Development Permit is not required for:

1. A proposed activity to prevent, control or reduce flooding or other threat to life and property, and when the activity has been approved by senior government environmental regulatory agencies;
2. The proposed removal of hazardous or dangerous trees (as designated in writing by a certified arborist) where the owner provides a letter of undertaking to provide replacement trees as per the recommendation of a certified arborist;
3. A proposed activity for the specific purpose of protecting fish habitat that has been approved by senior government environmental regulatory agencies;
4. An existing building or structure that is being renovated, altered or redeveloped within its existing footprint with no increase in impervious area; or
5. An activity, upon evaluation of the application by the General Manager Engineering and Public Works, that is determined to be minor in scope and will have no significant impacts in terms of the objective and guidelines of the Watercourse Protection Development Permit Area.

2.2 Guidelines

The Watercourse Protection Development Permit shall set conditions or restrict development in order to achieve the enhancement and protection of watercourses while ensuring the following guidelines are met:

2.2.1: Riparian Area Protection

2.2.1.1 Guideline: Compliance with senior governments

Ensure the protection of riparian areas along watercourses by providing protection measures in accordance with the standards as outlined in this Watercourse Protection Development Permit Area as well as by senior levels of government.

2.2.1.2 Guideline: Protect environmentally sensitive areas

Ensure environmental areas are maintained by identifying, protecting, restoring, replacing or enhancing environmentally sensitive areas and features, as appropriate.

2.2.1.3 Guideline: Wildlife habitat protection

Ensure wildlife habitat in and around watercourses is maintained by protecting the features and attributes identified in federal Species at Risk Act (SARA) as Critical Habitat and those features and attributes listed under a SARA Critical Habitat Order.

2.2.2: Watercourse Conditions

2.2.2.1 Guideline: Maintain or improve the quality of water in watercourses

Ensure good water quality in watercourses by requiring the quality of water and rate of runoff to receiving watercourses to be maintained to as close as possible pre-application conditions, or improved.

2.3: Development Siting

2.2.3.1 Guideline: Site building away from watercourses

Ensure safe development near watercourses by siting and designing the proposed development or alteration in such a way that will not result in erosion, sloughing, landslip or flooding.

H-3: Wildfire Hazard Development Permit Area

3.1 Introduction

Applicability

The Wildfire Hazard Development Permit Area protects development from hazardous conditions that increase risk of wildfire due to proximity to heavily forested areas.

The Wildfire Hazard Development Permit Area applies to the Wildfire Interface Area, as shown on Schedule G-2.

Exemptions

A Wildfire Hazard Development Permit is not required for:

1. Construction or siting of structures, accessory buildings or additions with less than 10 square metres of gross floor area, if the structure meets the wildfire mitigation construction requirements and is not planned as a dwelling unit; or
2. Secondary suites within an existing dwelling unit, provided no addition to the existing dwelling unit is proposed; or
3. A complete or partial roof replacement with materials that have a Class A fire rating materials.

3.2 Guidelines

The Wildfire Hazard Development Permit shall set conditions to ensure the following guidelines are met:

3.2.1: Buildings

3.2.1.1 Guideline: Qualified professional

Ensure proper mitigation of wildfire risk conditions by either:

- applying the Wildfire Hazard Development Permit Guidelines below; or
- providing a fuel hazard assessment report prepared by a Registered Professional Forester or Registered Professional Engineer qualified by training or experience in fire protection. This report should include recommendations for mitigating identified hazards. These recommendations will be required as a condition of the Development Permit and the report should be registered as a covenant on title.

3.2.1.2 Guideline: Protection of property at greatest fire risk

Ensure buildings and properties directly adjacent to the Interface Wildfire Risk Management Boundary, as shown on Schedule G-2, are protected from wildfire hazards by requiring the following:

- A minimum of Class A asphalt roofing in new construction;

- Non-combustible siding on building façades that directly face the Interface Wildfire Risk Management Boundary;
- Heavy timber construction, fire retardant-treated materials and/or other non-flammable materials for decks and railings that directly face the Interface Wildfire Risk Management Boundary.

3.2.1.3 Guideline: Protection of buildings within an area of fire risk

Ensure that buildings and properties fully or partially within the Wildfire Interface Area as shown on Schedule G-2 are protected from wildfire hazards by requiring Class A or B roofing materials.

3.2.2: Siting

3.2.2.1 Guideline: Setbacks/fuel break

Ensure adequate fuel break between residential areas directly adjacent to the Interface Wildfire Risk Management Boundary, as shown on Schedule G-2, and the forest edge by providing a minimum 10-metre setback, where possible, between new buildings and forested areas. Consider use of open spaces, trails and roads to provide the required or additional setback off-site.

3.2.2.2 Guideline: Large lots

Support larger lots directly adjacent to the Interface Wildfire Risk Management Boundary, as shown on Schedule G-2, to encourage separation between buildings and wildfire fuel sources.

3.2.2.3 Guideline: Setbacks between buildings

Support fuel breaks between buildings by increasing setbacks and/or separation space between buildings, including buildings on neighbouring sites.

3.2.3: Landscaping

3.2.3.1 Guideline: Removal of flammable vegetation

Ensure the reduction of wildfire fuel sources by removing flammable vegetation such as coniferous trees, shrubs, deadfall and long grasses from yards and from in-between buildings and forested areas prior to occupancy. Consider replanting flammable vegetation with low- or limited-flammability vegetation such as deciduous trees and shrubs. All removal or planting of vegetation is subject to environmental/riparian requirements.

3.2.3.2 Guideline: Fire-resistant landscaping

Ensure the reduction of wildfire fuel sources by requiring all new landscaping to be of a low- or limited-flammability. Supported landscaping practices include:

- Require all new vegetation to be of a low- or limited-flammability, such as deciduous trees and shrubs;
- Require trees to be planted a minimum of three to six metres apart;
- Require adequate spacing between buildings and landscaping so that vegetation does not overhang building roofs and decks.

3.2.3.3 Guideline: Irrigation systems

Support fire suppression by encouraging sprinkler irrigation systems in yards between buildings and forested areas on properties directly adjacent to the Interface Wildfire Risk Management Boundary, as shown on Schedule G-2.

H-4: Unstable Slopes Development Permit Area

4.1 Introduction

Applicability

The Unstable Slopes Development Permit Area protects development from hazardous conditions due to unstable slopes.

The Unstable Slopes Development Permit applies to all land within the Unstable Slopes Development Permit Area as shown on Schedule G-3.

Exemptions

An Unstable Slopes Development Permit is not required for the following:

1. An existing building or structure that is being renovated, altered or redeveloped within its existing footprint with no increase in impervious area; or
2. Construction or siting of structures, accessory buildings or additions less than 100 square feet of gross floor area, except if planned as a dwelling unit; or
3. Secondary suites within an existing dwelling unit, provided no addition to the existing dwelling unit is proposed.

4.2 Guidelines

The Unstable Slopes Development Permit shall set conditions to ensure the following guidelines are met:

4.2.1 Theme: Unstable Slopes

4.2.1.1 Guideline: Qualified professional

Ensure proper mitigation of hazardous conditions within the Unstable Slopes Development Permit Area, as shown on Schedule G-3, by providing a geotechnical report by a qualified professional engineer. The report should include recommendations for mitigating identified hazards and the report should be registered as a covenant on title. The Development Permit will include the following conditions:

- A qualified professional engineer to supervise the excavation or placement of fill; and
- Any recommendation for mitigating hazards, as identified in the geotechnical report.

4.2.1.2 Guideline: Environmental inventory and impact assessment

Ensure effective management of the impact from development on the environment by requiring an environmental inventory and impact assessment related to watercourses by a registered professional biologist. The report should measure compliance with the federal Fisheries Act and any other relevant environmental legislation.

4.2.1.3 Guideline: Mitigating slope conditions

Ensure appropriate mitigation of the slope conditions by providing the following:

- Detailed lot grading plans;
- A survey plan prepared by a certified B.C. land surveyor showing the top-of-bank and natural boundaries of streams relative to legal boundaries;
- 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;
- Plans specifying phasing of development; and
- Plans outlining the retention of existing vegetation.