

Neighbourhood Specific Guidelines

4



The Guidelines in this section apply to all types of development within specific neighbourhoods and their associated development permit areas. These guidelines supplement the **Citywide Guidelines** and **Building Type Guidelines**, where appropriate.

Sections

- 4.1 Maillardville
- 4.2 Waterfront Village
- 4.3 Windsor Gate
- 4.4 Partington Creek

4.1 Maillardville

4.1.1 MAILLARDVILLE NEIGHBOURHOOD CENTRE DEVELOPMENT PERMIT AREA

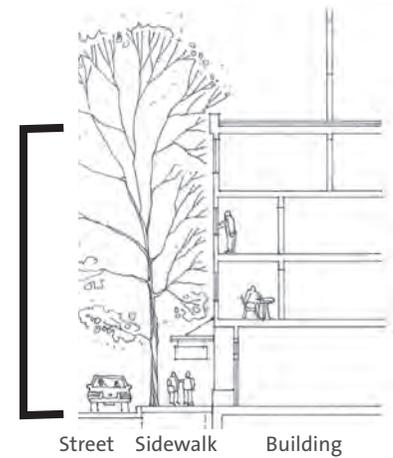
The Neighbourhood Centre Development Permit Guidelines aim to complement and reinforce Maillardville’s existing historical identity. They also strive to ensure that new buildings exhibit a consistent and authentic design character, that collectively create a distinct neighbourhood identity and sense of place in Maillardville’s Neighbourhood Centre.

These guidelines draw on existing, heritage-inspired building designs that acknowledge and celebrate the neighbourhood’s history, and also 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 commercial heritage buildings typically feature ‘base, middle and top’ facade designs, complete with distinct ‘storefronts’ at the building base that feature generous ground floor glazing, and use durable materials such as stone, brick and heavy wood timbers. This hybrid approach responds to the fact that new development within the Neighbourhood Centre has the potential to be of a much higher density and taller than any buildings developed there in the past, and the following guidelines provide the guidance for new building designs that reflect the local context but also help create a unique, new identity for this ‘Main Street’ area.

The primary focus of these guidelines is on the form and character of the streetwall or “podium” portions of buildings (particularly the lower 4 storeys). Portions of buildings above the streetwall or facing the rear lane should apply a complementary design outcome, that may be in a contemporary style.

The guidelines of this section, Section 2.0 Citywide Guidelines and 3.0 Building Type Guidelines, jointly apply to all types of development within the Maillardville Neighbourhood Centre Development Permit Area as shown on Schedule A.

A streetwall is the part of the building the faces the street and generally refers to the consistent ‘wall’ created by several buildings lining up at the back of the sidewalk with no or minimal setback. The streetwall helps to define the street and create an outdoor room.



Streetwall portion of a building

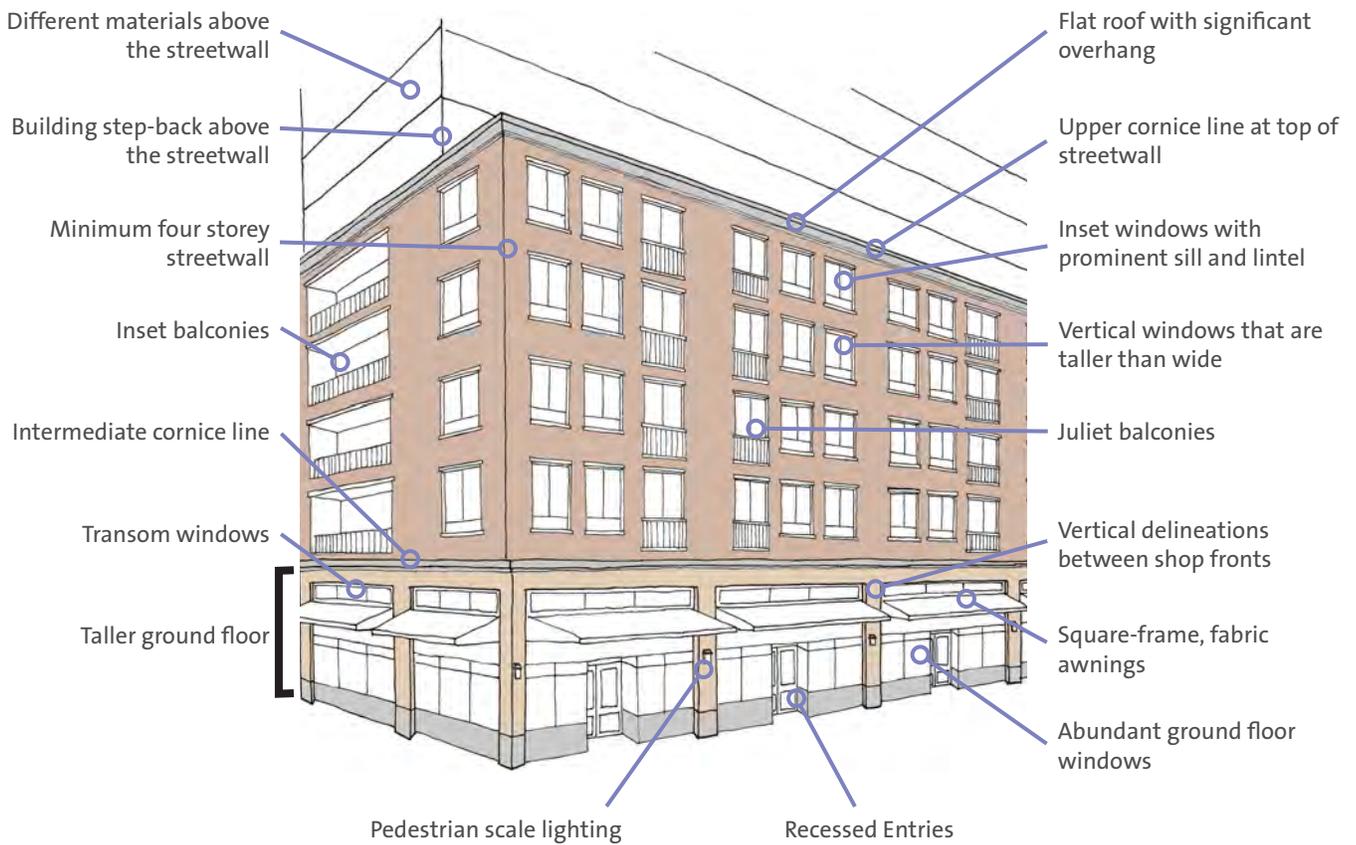


Maillardville Neighbourhood Centre Development Permit Area

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

a) Maillardville Development Permit Guidelines At-A-Glance

This illustration provides a demonstration of the potential application of the Maillardville Neighbourhood Centre Development Permit Guidelines. It is not intended to represent a specific architectural style.



b) Building Design

- i. Design street fronting façades with a distinct base, middle and top with unique but complementary design responses for each.



Demonstrates building design with distinct base, middle and top.

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

Building Façade Design – supplemental to Building Type Guideline 3.1.1 a)

- ii. Require the ground floor level of streetwall buildings to incorporate the following for areas designated *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*:
 1. Natural, regular coarse granite, wood and heavy timbers as the primary finishing material. Brick, cementitious boards or panels, and/or traditionally-styled cast stone may be considered as an alternative to wood or as a secondary material. Aluminum, spandrel panels and vinyl should be avoided.
 2. 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.
 3. 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.
 4. Wood as the preferred material for window and door systems. In circumstances where other materials, such as aluminum are used, window and door systems should be anodized in dark colours.

- iii. Ensure storeys above the ground floor level of streetwall buildings include the following for areas designated *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*. These guidelines also apply to the entire façade of all streetwall buildings for areas designated *Residential Street Frontage*:
 1. A greater proportion of solid-wall-to-window-ratio;
 2. Window placements that form a consistent rhythm across the façade. Windows may be grouped to maximize daylight to interior spaces, provided the grouping respects the spacing rhythm;
 3. 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;
 4. Windows that are wood-framed or metal (anodized in dark colours);



Demonstrates an intermediate cornice and brick and stone as primary materials



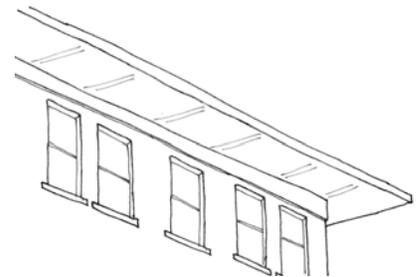
Demonstrates inset windows with dark frames that are oriented vertically grouped into a consistent rhythm

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

5. Windows that are inset from the building face (approximately 0.10 m or more) to provide texture, depth and shadow; and
 6. Wood as the primary finishing material. Cementitious boards or panels, brick, and/or traditionally-styled cast stone may be considered as an alternative to wood or as a secondary material. Aluminum and vinyl should be avoided. Stucco is only appropriate as a secondary material.
- iv. Incorporate transom windows, heavy wood doors and trims, heritage-inspired hardware, and contrasting colours for residential entries.
 - v. Consider building designs that integrate either mansard or flat roof styles at the top of all streetwall buildings.
 - Mansard roof style: incorporate windows or dormers that create useable space immediately behind the windows or dormers. If it is technically impossible to create habitable space, create the appearance of useable space behind the windows. Consideration should be given to material, colour and tone that complements the heritage-inspired style of the building.
 - Flat roof style: incorporate generous overhangs (approximately 1m in depth) or a substantial cornice. Soffits in overhangs should have a solid, high quality finish and the ribbing or seams should occur parallel to the face of the building.
 - vi. The primary building materials for portions of buildings above the streetwall should be distinct from those applied to the façade of the streetwall portion of the building.
 - vii. Incorporate detailing materials such as zinc for flashings and rain water leaders, steel fretwork – simple, wrought iron-like design – for planter boxes on residential windows and mounting hardware for light fixtures and commercial signage, and stone or precast concrete sills and lintels.



Demonstrates a contemporary mansard roof with dormers



Demonstrates a generous overhang with a flat roof style



Demonstrates different materials above the streetwall and metal fretwork for planter boxes.

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

Integrated Balcony Design – supplemental to Building Type Guideline 3.1.1 d)

- viii. Where balconies are included, encourage recessed and ‘Juliette’ balconies along the streetwall for areas designated as *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*. Steel fretwork – simple, wrought iron-like design – should be the primary material for railings. Projecting balconies are discouraged.

Future Flexibility – supplemental to Building Type Guideline 3.1.1 e)

- ix. Incorporate double-height units on the ground floor level with ceiling heights of 4.5m – 5m for areas designated as *Mandatory Commercial Street Frontage* and *Optional Commercial Street Frontage*.

c) Active Frontages

Transparency – supplemental to Citywide Guideline 2.2.2 a)

- i. Design ground floor commercial frontages that maximize transparent glazing, including recesses for entries. Mirrored and spandrel glazing is discouraged.

Weather Protection Coverage – supplemental to Citywide Guideline 2.2.2 b)

- ii. Provide simple, square-framed, canvas awnings as the primary method of weather protection along ground floor commercial frontage. Retractable awnings are encouraged in areas of outdoor seating.

Recessed Commercial Doors – supplemental to Citywide Guideline 2.2.2 d)

- iii. Encourage ground floor commercial frontage that includes recessed entries, to ensure the door swing does not intrude into the sidewalk movement zone, up to 2.0 metres in width. However, large entry courtyards are discouraged.

General Frontages – supplemental to Building Type Guideline 3.1.2 a)

- iv. Provide a consistent streetwall (building façade) for all developments fronting onto areas designated as *Mandatory Commercial Street Frontage*, *Optional Commercial Street Frontage* and *Residential Street Frontage* as defined by the Maillardville Neighbourhood Plan. The minimum streetwall height for specific frontage types is set out in the chart below.

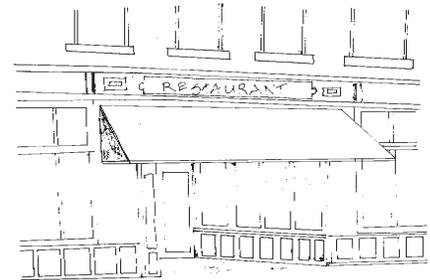
Street Frontage Type	Minimum Streetwall Height
Mandatory Commercial Street Frontage	4 storeys
Optional Commercial Street Frontage	3 storeys
Residential Street Frontage	3 storeys



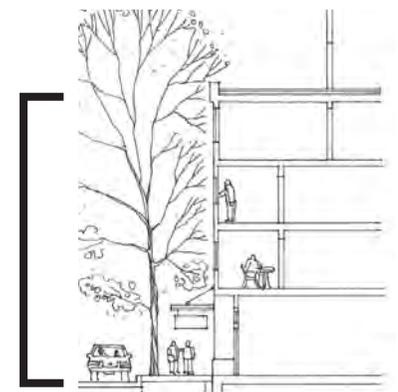
Demonstrates inset balconies



Demonstrates double-height ground floor with transom windows, square-framed, fabric awnings and abundant windows



Demonstrates recessed commercial entrance, transom windows, awning, abundant windows and sign band.



Street Sidewalk Building
Streetwall portion of a building

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

Commercial Frontage – supplemental to Building Type Guideline 3.1.2 b)

- v. Incorporate a continuous and street oriented at-grade commercial use for all ground level frontages for areas identified as *Mandatory Commercial Street Frontage*.
- vi. Encourage continuous and street oriented commercial and/or employment living uses for all ground level frontages for areas identified as *Optional Commercial Street Frontage*.

Signage – supplemental to Citywide Guideline 2.2.4 a)

- vii. Provide commercial signage that fits with the overall design and materials of the building, that are directly lit (no back lit box signs), that applies imagery and font styles that are evocative of the business that is being advertised, uses steel fretwork (simple, wrought iron-like design) as mounting hardware and integrates other complementary details and materials such as wood. Preferred signage typed include:
 - Awning signs
 - Projecting signs (usually with a horizontal orientation and incorporated under awnings or between the ground floor level cornice and above the transom windows) and
 - Fascia or shop-front signband signs (horizontal orientation and incorporated below the ground floor level cornice and above the transom windows)

Residential Frontage – supplemental to Building Type Guideline 3.1.2 c)

- viii. Provide a continuous and ground-oriented residential use in the first floor of all buildings along frontages for areas identified as *Residential Street Frontage*. Breaks in the continuous frontage can be considered for access, where permitted by the City, to concealed vehicle parking or loading areas, lobby/building entrances and amenity spaces, provided they are carefully designed to respect the character of the street.
- ix. Further to guidelines v), vi), and vii), above small entry courtyards are permitted along the north side of Brunette Avenue provided that all enclosed sides of the courtyard provide active frontages of the usage type required for that portion of the street.

d) Site Design

Small Frontage – supplemental to Building Type Guideline 3.1.3 b)

- i. Include vertical delineations along the building façade that provide for a strong architectural detail, particularly between individual 'storefronts', where feasible.



Demonstrates a strong consistent streetwall across multiple buildings



Demonstrates a building facade broken up with strong vertical delineations

4.1.1 Maillardville Neighbourhood Centre Development Permit Area - *continued*

Building Façade Length – supplemental to Citywide Guideline 3.1.3 b)

- ii. Consider building design that breaks up the massing of large streetwall buildings into a small-scale vertical pattern that contributes to a ‘fine-grained’ streetscape character for areas designated as *Mandatory Commercial Street Frontage* and *Employment Living Street Frontage*. The pattern or rhythm should reflect typical ‘storefronts’ widths on the ground floor level and in no case should exceed 10 metres.

e) Public Realm

Public Art – supplemental to Citywide Guideline 2.4.1 a)

- i. Use the neighbourhood’s local history, its pioneers, features of the natural environment and its ethnic heritage as sources of inspiration for public art. Public art in Maillardville can be achieved through stand-alone installations or embellishments of elements such as retaining structures, fences, planters, benches and other seating elements, paving inlays, signage, weather protection and lighting.



Demonstrates decorative metal fretwork

Streetscape Guidelines

- ii. Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).

f) Landscape Elements

Fence Design – supplemental to Citywide Guideline 2.5.1 c)

- i. Employ steel fretwork – simple, wrought iron-like design – as the primary material for fences and gates. A semi-gloss black finish is preferred.

High Quality Landscaping – supplemental to Citywide Guideline 2.5.1 d)

- ii. Consider massed plantings of lavender as well as hedges and shrub plantings that can be easily manicured.

Perennial or Seasonal Colour – supplemental to Citywide Guideline 2.5.2 d)

- iii. 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.

Lighting – supplemental to Citywide Guideline 2.5.3 a)

- iv. Incorporate building-mounted pedestrian-scale lights in public and semi-public areas, particularly along active frontages. Use steel fretwork – simple, wrought iron-like design – as the primary material for mounting brackets. A semi-gloss black finish is preferred.



Demonstrates black steel window boxes



Demonstrates building mounted pedestrian-scaled lighting

4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA

These guidelines aim to ensure a consistent design approach for all future development in Laval Square and Allard-LeBleu that reflects the existing heritage character and the design of the homes built in the early 1900s in these distinct settlement areas. This is primarily represented in the style, materials, structure, detailing, design, and architecture of the homes, some of which were built by French Canadian settlers that worked at Fraser Mills, and used lumber milled at the Mill to construct their homes.

The guidelines in this Section, Section 2.0 Citywide Guidelines and 3.0 Building Type Guidelines, jointly apply to all types of development within Heritage Character Areas - Laval Square and Allard-LeBleu - Development Permit areas as shown on Schedule A.

Design guidelines for rehabilitating heritage buildings are addressed through the use of a Heritage Conservation Plan for individual buildings, as part of a Heritage Revitalization Agreement (HRA) or Heritage Alteration Permit. 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.

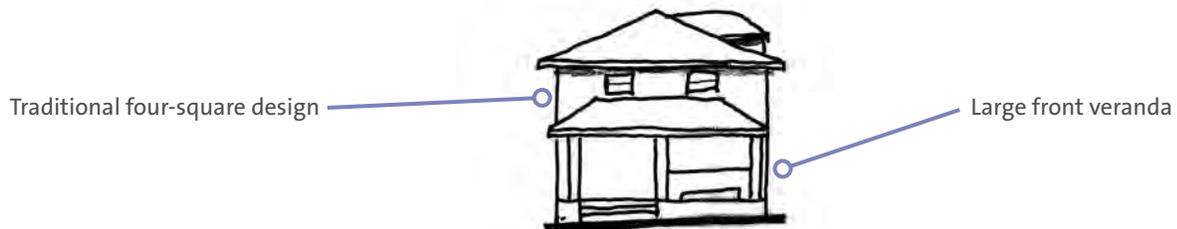
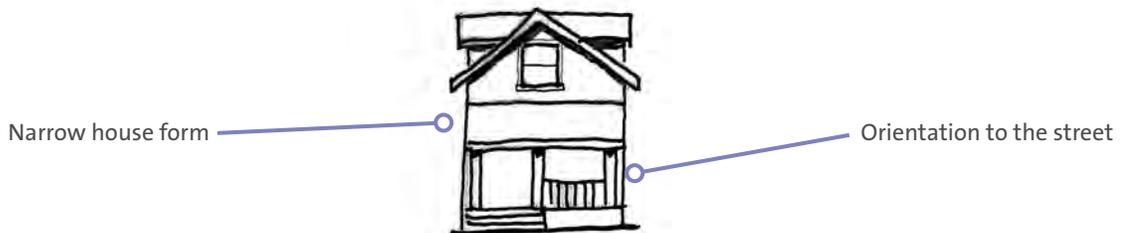
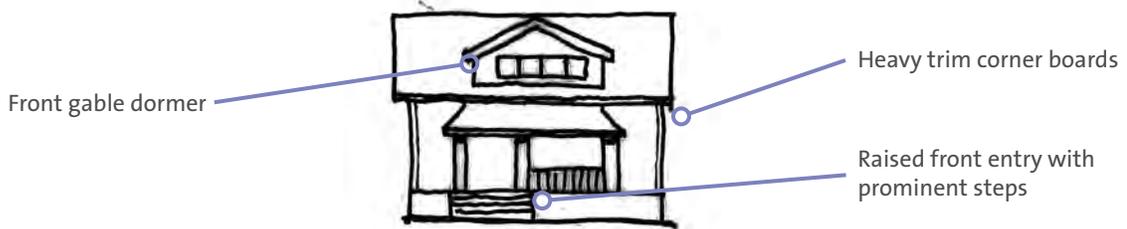


Laval Square and Allard-LeBleu
Development Permit Areas

4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA - CONTINUED

a) Laval Square and Allard-LeBleu Development Permit Guidelines At-A-Glance

These illustrations provide examples of traditional house designs found in Laval Square and Allard-LeBleu and serve as a demonstration of the potential application of the Development Permit Guidelines. These are not intended to represent a specific architectural style.



4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA - CONTINUED

a) Building Design

Massing and Street Rhythm – supplemental to Building Type Guideline 3.2.1 a) & 3.2.2 a) i.

- i. Maintain the scale and rhythm of the existing block and lot patterns. Lot consolidation is discouraged except in those circumstances where the scale and rhythm is reflected in the building form and is continued on the consolidated lands.
- ii. To help maintain the existing residential character of smaller individual buildings, provide for a maximum of four or fewer dwelling units in one building for Low Density Apartment and Urban Townhousing areas.



Demonstrates smaller individual houses stair-stepping with the slope

Orientation to the Street – supplemental to Building Type Guideline 3.2.1 a) v. & c) ii.

- iii. Incorporate a main entrance in new development that is oriented to and visible from the street and incorporate prominent steps leading up to a raised or elevated porch or veranda, while accommodating universal accessibility, along the street fronting façade of buildings.
- iv. Consider, where possible, a shared porch or veranda for new development that has multiple entrances along the street facing façade. When located on a corner site, new development should orient entrances to both streets.



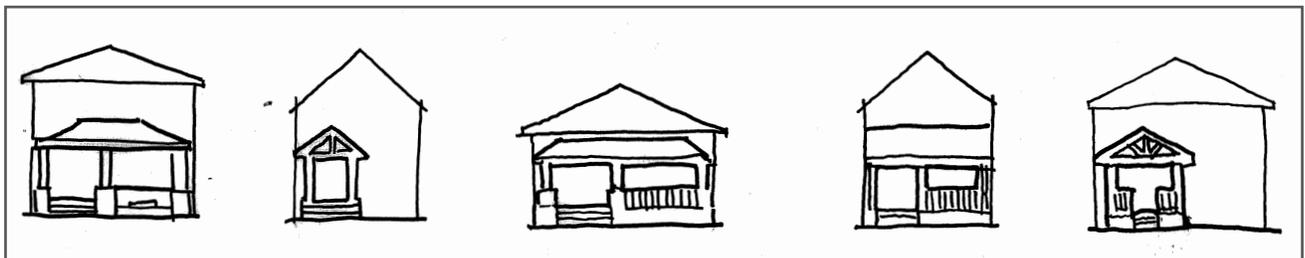
Demonstrates corner lot orientation to the street and a large porch

Street Façades – supplemental to Building Type Guideline 3.2.1 a)

- v. Design new development that provides a greater proportion of solid-wall-to-window ratio on all street facing façades.

Unit Amenity – supplemental to Building Type Guideline 3.2.1 a) & 3.2.2 a)

- vi. Provide each individual dwelling unit with direct access to outdoor yard space, roof terrace or balcony that is screened to provide privacy from neighbours.



Demonstrates different porches and verandas

4.1.2 HERITAGE CHARACTER AREAS - LAVAL SQUARE AND ALLARD-LEBLEU - DEVELOPMENT PERMIT AREA - CONTINUED

Windows – supplemental to Building Type Guideline 3.2.1 a) xii.

- vii. Consider building design for all street facing façades that provide windows:
1. whose placement forms a consistent rhythm across the façade. Windows may be grouped to maximize daylight to interior spaces, provided the grouping respects the spacing rhythm;
 2. 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, lintel and heavy trim; and
 3. that are wood-framed or metal anodized in dark colours.

Roof Forms – supplemental to Building Type Guideline 3.2.1 a) xi & 3.2.2 a) iii.

- viii. Incorporate gable (with a 1:1 roof pitch), hipped (with a 6 in 12 roof pitch or steeper) or gambrel roof forms.

Cladding Materials and Detailing – supplemental to Building Type Guideline 3.2.1 a) iii & 3.2.2 a) iv and vi.

- ix. Incorporate primary building materials for new development that consist of wood siding or cementitious siding or panels, particularly for street-oriented portions of the building. Stucco, brick or stone is only appropriate as a secondary material. Vinyl or metal siding is not appropriate. Consideration should also be given to detailing, such as but not limited to (refer to the Maillardville Heritage Inventory for a diversity of design inspirations):
- heavy trim around doors and cornerboards
 - modestly decorated vergeboards
 - ornamental shingles within gables
 - columns with capitals
 - colours that generally conform to a ‘heritage palette’, consistent with early neighbourhood history

Landscaping – supplemental to Building Type Guideline 3.2.2 d) ii.

- x. Landscaping should be formal in design, symmetrical in character and include regularly-spaced hedges and shrub plantings that can be easily manicured, as well as groupings of flowers.

Streetscape Guidelines

- xi. Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).



Demonstrates wood-framed windows with dark trim that have a vertical orientation



Demonstrates a steep pitched gable roof and traditional styled wood siding with heavy trim

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA

These guidelines aim to ensure a consistent design approach to all future multi-family development that responds to Maillardville's history. These guidelines encourage development to include 'heritage-influence' design elements, cladding materials, windows treatments and other finishes that are informed by local historic homes, some of which were built by French Canadian Settlers. These guidelines also integrate design treatments that have been applied to multi-family developments constructed in recent decades and account for the different scale and building typology relative to heritage homes in the area..

The guidelines in this section, of Section 2.0 Citywide Guidelines and of 3.0 Building Type Guidelines, jointly apply to all types of multi-family apartment and townhouse development within the entire Maillardville Neighbourhood Plan Area.

Design guidelines for rehabilitating heritage buildings are addressed through a Heritage Conservation Plan for buildings as part of a Heritage Revitalization Agreement (HRA) or Heritage Alteration Permit. 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.

a) Building Design

Building Façade Design – supplemental to Building Type Guideline 3.1.1 a)

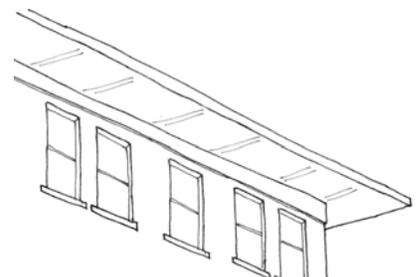
- i. Incorporate transom windows, heavy wood doors and trims, significant hardware, and contrasting colours for residential entries on all street facing façades.
- ii. Consider building design that integrates either mansard or flat roof styles:
 - » Mansard roof style: incorporate windows or dormers that create useable or the appearance of useable space immediately behind the windows or dormers at the level on which they appear. Consideration should be given to material, colour and tone that complements the heritage-inspired style of the building.
 - » Gable roof style: Incorporate a 'stand tall' or steep-pitched rather than 'sheepish' low lying profile.
 - » Flat roof style: incorporate generous overhangs (approximately 1m 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.



Demonstrates 'heritage-influenced' multi-family buildings



Demonstrates a contemporary mansard roof with dormers



Demonstrates a generous overhang with a flat roof style

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA - CONTINUED

- iii. Incorporate 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.

Windows – supplemental to Building Type Guideline 3.2.1 a) xii.

- iv. Consider building design for all street facing façades that provide windows:
 1. whose placement forms a consistent rhythm across the façade. Windows may be grouped to maximize daylight to interior spaces, provided the grouping respects the spacing rhythm;
 2. 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; and
 3. that are inset from the building face to provide texture, depth and shadow.



Demonstrates inset windows with a vertical orientation and a consistent rhythm



Demonstrates a consistent rhythm across the facade and vertical orientation of the windows

Cladding Materials and Detailing – supplemental to Building Type Guideline 3.2.1 a) iii & 3.2.2 a) iv and vi.

- v. Incorporate primary building materials for new development that consist of wood siding or cementitious siding or panels. Stucco, brick or regular coursed stone is only appropriate as a secondary material. Vinyl or metal siding is discouraged.

4.1.3 MAILLARDVILLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT AREA - CONTINUED

b) Landscape Elements

Fence Design – supplemental to Citywide Guideline 2.5.1 c)

- vi. Employ steel fretwork – simple, wrought iron-like design – as the primary material for fences and gates. A semi-gloss black finish is preferred.

High Quality Landscaping – supplemental to Citywide Guideline 2.5.1 d)

- vii. Consider massed plantings of lavender as well as hedges and shrub plantings that can be easily manicured.

Perennial or Seasonal Colour – supplemental to Citywide Guideline 2.5.2 d)

- viii. Provide planters, window boxes and gardening spaces for annual and seasonal plantings. Use steel fretwork – simple, wrought iron-like design – where practical.

Lighting – supplemental to Citywide Guideline 2.5.3 a)

- ix. Incorporate building-mounted pedestrian-scale lights in public and semi-public areas, particularly along active frontages. Use steel fretwork – simple, wrought iron-like design – as the primary material for mounting brackets.

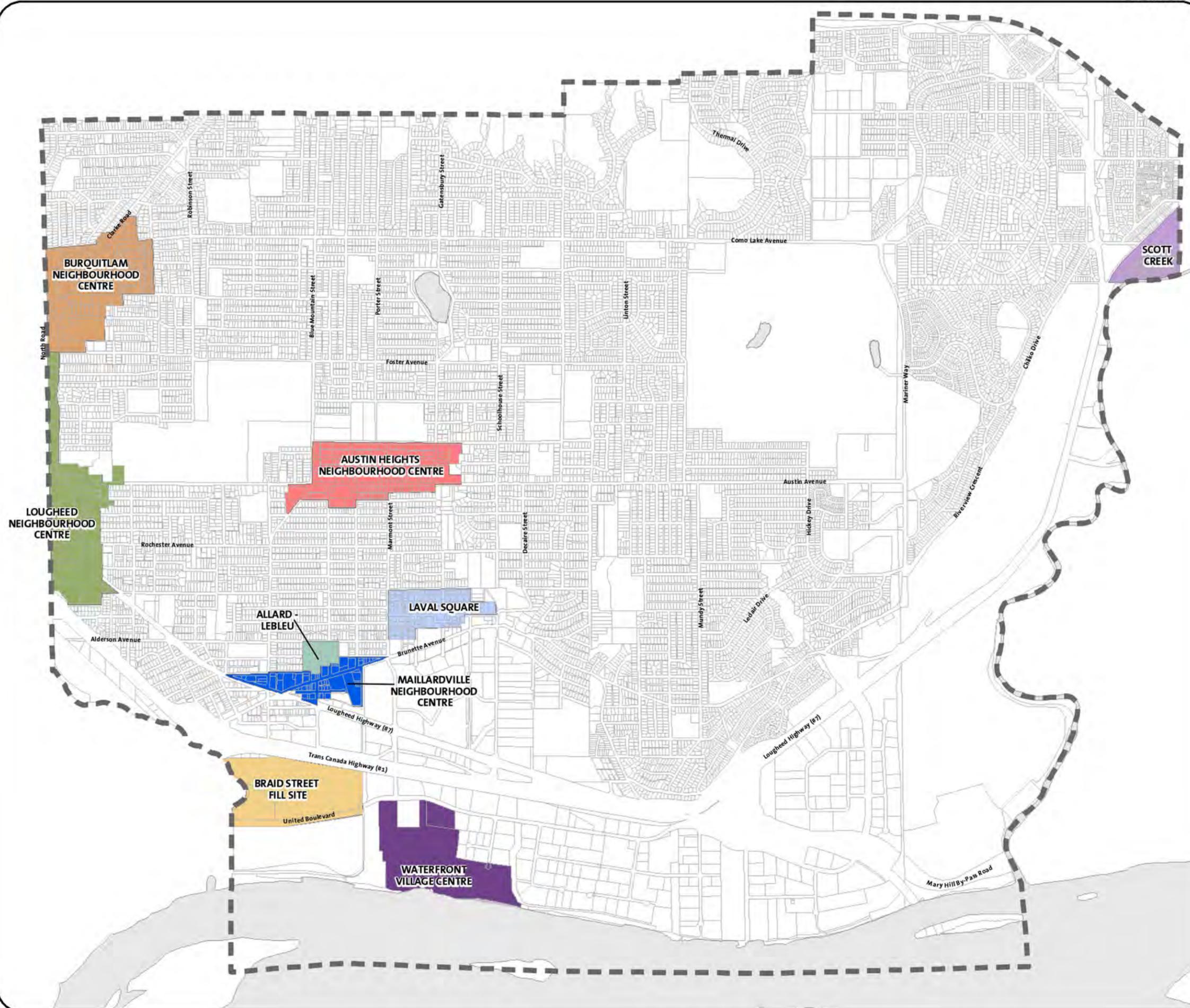
Streetscape Guidelines

- x. Apply the Maillardville Streetscape Guidelines for all required frontage improvements (perimeter works and services).



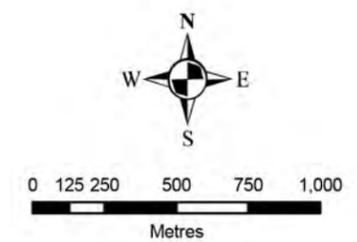
Demonstrates decorative metal fretwork

**SCHEDULE A
DEVELOPMENT PERMIT AREAS
SOUTHWEST COQUITLAM**



Legend

- ALLARD - LEBLEU
- AUSTIN HEIGHTS NEIGHBOURHOOD CENTRE
- BRAID STREET FILL SITE
- BURQUITLAM NEIGHBOURHOOD CENTRE
- LOUGHEED NEIGHBOURHOOD CENTRE
- LAVAL SQUARE
- MAILLARDVILLE NEIGHBOURHOOD CENTRE
- SCOTT CREEK
- WATERFRONT VILLAGE CENTRE



Adopted: March 18, 2013

Map Projection: UTM Nad1983 10N
Prepared By: Planning & Development
Source: City of Coquitlam - OCP GIS layer

