

**PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY, MARCH 31, 2014**

ITEM #5 - 13 012979 OC - BYLAW NO. 4465, 2014

Name of Applicant: City of Coquitlam

Text Amendment: To amend City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001 to replace the existing Maillardville Neighbourhood Plan and related Development Permit Area Guidelines and Design Guidelines, and make related amendments to the Southwest Coquitlam Area and Lougheed Neighbourhood Plans.

Recommendation:

Feedback received in the final consultation phase indicates general support for the proposed Plan and Design Guidelines. Staff has also refined the proposed Plan in response to Council feedback. Based on this, staff recommend:

1. That Council give second and third readings to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4465, 2014*; and
2. That Council give fourth and final reading to *City of Coquitlam Citywide Official Community Plan Amendment Bylaw No. 4465, 2014*.

First Reading:

On March 10, 2014 Council gave first reading to Bylaw No. 4465, 2014 and referred the Bylaw to Public Hearing.

Proposed Maillardville Neighbourhood Plan Overview:

The proposed Maillardville Neighbourhood Plan (MNP) and Development Permit Area Design Guidelines, if adopted, would guide growth and reinvestment in the neighbourhood and preserve Maillardville's unique heritage character over the next 20 to 25 years. Key features of the proposed Plan include:

- the continued revitalization of Maillardville's local-serving commercial 'Main Street' along Brunette Avenue;
- heritage preservation and commemoration policies, including the establishment of two 'Heritage Character Areas' (Laval Square and Allard LeBleu) and Booth Farm Park, and requiring the use of Heritage Revitalization Agreements (HRAs);
- a range of housing options set within walkable residential neighbourhoods;
- enhanced neighbourhood identity through the conservation of heritage homes, preservation of existing lot patterns and new residential development; and
- new public amenities that support neighbourhood growth.

The proposed MNP has been developed through extensive consultation involving Council, residents, property owners, businesses, the development community, and the general public.

Recent Plan Refinements:

Based on Council feedback received on December 9, 2013, a further refinement has been made to the MNP, amending a neighbourhood Centre policy to require public square/plazas to be bounded by commercial uses, which could include restaurants and cafés. More specifically, the policy:

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY, MARCH 31, 2014

ITEM #5 cont'd/

Proposed Maillardville Neighbourhood Plan Overview cont'd/

- requires commercial uses along the ground floor of buildings that front onto squares/plazas;
- encourages the inclusion of seating areas, patios and landscaping between squares/plazas and buildings that support 'active' commercial uses, such as restaurants and cafés.

Maillardville Development Permit Area Guidelines:

Another key MNP feature is new Development Permit Area Guidelines which aim to create high-quality, attractive buildings that reflect and enhance Maillardville's unique history and identity. These Guidelines supplement existing Citywide design guidelines (Part 4 of the CWOCP), and include 'heritage-inspired' design directions for new developments that acknowledge the neighbourhood's history and French-Canadian origins, recognize earlier building designs in the neighbourhood (e.g., the mansard roof), and also seek to create authentic design character.

Maillardville Servicing Assessment:

A companion *Maillardville Servicing Assessment* has also been prepared to support MNP build out. It identifies and summarizes required infrastructure improvements (transportation, utilities, and parks) to support development of Maillardville, including estimated costs and funding sources (such as Development Cost Charges). The *Servicing Assessment* was presented at the December 9, 2013 Council-in-Committee meeting. A copy of the *Servicing Assessment* and the associated report are available at the Public Hearing and on line at: www.coquitlam.ca/maillardville.

MNP Referral and Feedback To-Date on Bylaw

Copies of the proposed Official Community Plan Amendment Bylaw (with the MNP and Design Guidelines) were forwarded to external agencies for review and feedback. The City had not received any comments on the Bylaw at the time of preparing this brief. Feedback received in advance of the Public Hearing has been included as part of the Public Hearing documentation.

Additional Information Related to MNP Bylaw:

At the March 10, 2014 Regular Council meeting when the MNP Bylaw No. 4465, 2014 was considered for first reading, one of the questions raised by Council related to existing heritage 'tools'. A key feature of the proposed MNP includes preserving Maillardville's heritage character by building on past heritage management policies and 'tools' which, together with other areas of Coquitlam, include:

- Heritage Inventories – Maillardville and Southwest Coquitlam
- Heritage Register (Coquitlam Website)
- Heritage Designated Properties
- Heritage Strategic Plan
- Heritage Revitalization Agreements (first applied in 2009)
- Heritage Square Development (Mackin House, Ryan House, Railway Station)
- Riverview – Report, Coquitlam Heritage Register, Canadian Register of Historic Places.

PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY, MARCH 31, 2014

ITEM #5 cont'd/

Additional Information Related to MNP Bylaw cont'd/

An important MNP principle is to continue this legacy of preserving heritage and strengthen the policy approach for heritage conservation and commemoration in Maillardville. A key Plan policy involves using Heritage Revitalization Agreements (HRAs) for the redevelopment of properties with heritage buildings. This policy approach is further supported with additional MNP policies that call for the retention of existing land patterns in low-density residential areas, as well as key MNP implementation policies to be initiated after the MNP's adoption, including the development of specific HRA guidelines and procedures that will govern negotiations (between developer and the City) on redevelopment proposals, the development of new heritage commemoration measures, and the application of heritage-inspired streetscape finishes that contribute to preserving history and enhance its unique character.

Additional Information Related to Implementation of the MNP (After Bylaw Adoption):

The proposed MNP includes a series of implementation policies which will be initiated and completed following the adoption of the Plan, and will be presented to Council for review and feedback at a later date. Key implementation policies include:

- Develop specific HRA guidelines and procedures
- Develop Heritage Commemoration and Interpretation Plan
- Develop Park Acquisition Plan (3+ acres)
- Complete and Implement Maillardville Streetscape Guidelines.

Maillardville Streetscape Guidelines:

The proposed Maillardville Streetscape Guidelines are a key implementation policy of the proposed MNP. These Guidelines, which do not form part of the OCP Amendment Bylaw No. 4465, 2014, direct the creation of pedestrian-friendly, heritage-inspired streetscapes that reflect Maillardville's history and enhance its unique character. The Guidelines apply to distinct MNP character areas, including the Neighbourhood Centre, Allard-LeBleu and Laval Square areas, as well as neighbourhood greenways and Brunette Avenue (the 'Processional Route').

At the March 3, 2014 Council-in-Committee meeting when the proposed Maillardville Streetscape Guidelines were presented for review and feedback, Council raised questions related to a street tree choice, the use of brick pavers as a paving material, and whether there are other opportunities to realize strategic streetscape improvements (i.e., entire street segments) rather than relying on individual redevelopment projects.

In response to this feedback, staff will report back to Council on an interim basis that identifies an alternative street tree species and a different paving material, a summary of public and development industry comments received and proposed refinements to the Streetscape Guidelines for consideration.

**PLANNING AND DEVELOPMENT DEPARTMENT
BRIEF TO PUBLIC HEARING, MONDAY, MARCH 31, 2014**

ITEM #5 cont'd/

Additional Information Related to Implementation of the MNP (After Bylaw Adoption) cont'd/

Staff will also report back on various potential approaches to undertake strategic streetscape improvements including:

- Development Works Agreements
- 'Local Area Improvement'
- City-led capital project
- Other potential options.

Following Council's feedback and direction, staff will then finalize the Guidelines document and present it to Council for adoption by resolution.

Opportunity for Public Feedback on Maillardville Streetscape Guidelines

This Public Hearing also provides an opportunity for public comment on the proposed Maillardville Streetscape Guidelines. These Guidelines (available on the following web link: www.coquitlam.ca/maillardville) are being made available at the Public Hearing in order to receive public feedback on them before they are refined and brought back to Council for adoption at a later date, separate from the MNP and Design Guidelines Bylaw.