

MAILLARDVILLE REDEVELOPMENT

MARCH 26, 1987

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held Thursday, March 26, 1987 at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

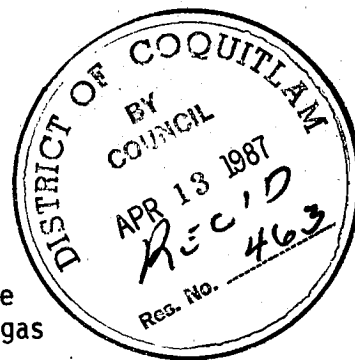
Ald. B. Robinson, Chairman  
 L. Peyton  
 F. Bouvier  
 F. Roset  
 F. McDonald  
 D. Ashford

STAFF:

Tomina de Jong

GUESTS:

F. Ducote  
 L. Villegas  
 R. Jang



Ald. Robinson provided opening remarks, reviewing the initial establishment of the Committee and chairmanship roles. He drew attention to the encouraging development, both current and proposed.

REVITALIZATION PROGRAM REVIEW AND CONTEXT

T. de Jong reviewed the nature and source of initial study program moneys that led to the general revitalization concept and 1986/1987 municipal funding for translating that concept into its various design components. Separately, but related to the revitalization program, is also the transportation study just completed and received in the Planning Department on March 25th. As the study has not yet been digested administratively, it is not on this meeting's agenda. The implications or conclusions of that study have led to a delay in detailing design of street improvements and related matters, which is one reason for the 1986/1987 division in programming and funding stages from the District.

As mentioned in the notice to Committee members of the meeting, an OCP application for Maillardville was made to the Ministry of Municipal Affairs. Approval has been received for \$25,000, just under two-thirds of the amount applied for. The moneys are receivable upon completion of the OCP and this is applicable until year-end 1988.

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REVITALIZATION PROGRAM REVIEW AND CONTEXT cont'd

In reference to the agenda before the Committee, T. de Jong referred to the building design guidelines as an amplification of guidelines already discussed with merchants last fall, presented to Council, and as more recently reviewed by the Design Committee. Design Committee comments are attached to the agenda.

The facade guidelines are intended as part of the Provincial program, whereas the heritage square concept must come under different funding to be implemented. The main client group of the facade design guidelines is the merchants within those existing structures, whereas the client group of the heritage square design may be considered as this Committee, the District and the users of the heritage buildings. Closer attention should be given at this time to the heritage square design, which was previously presented only in very rough form.

BUILDING DESIGN GUIDELINES

L. Villegas and F. Ducote explained the building design guidelines, as displayed on large boards (reductions attached to minutes here). Before and after elevations were discussed, L. Villegas noted the background criteria of no removal of existing buildings. The design guidelines are intended to allow for modest or partial implementation of a European theme as well as fuller, more complete expressions of the theme.

Mr. Bouvier expressed concern with the broadly stated "European" concept, suggesting it was too generalized and without sufficient impact to draw attention to Maillardville. The limitation of existing buildings was noted but Mr. Bouvier suggested the wording in the revitalization scheme document may still be too limiting. Mr. Villegas suggested that once the scheme is implemented, the uniqueness and attractiveness of the area will be found in its pedestrian-orientation and decidedly different character from new suburban commercial developments. T. de Jong stressed the facade guidelines were applicable to existing commercial buildings only.

Ald. Robinson noted the elevation drawings assumed removal of the existing unsightly overhead wiring. Ald. Robinson suggested this was an important aspect of the scheme and that the District should be urging Hydro to include removing or putting underground their facilities along Brunette Avenue in their overall programming. Mr. Ducote made reference to the Provincial program, now infrequently utilized, which provides one-third of the funding for placing transmission lines underground. Lenore Peyton noted that a large amount of the overhead wiring is B.C. Telephone equipment.

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HERITAGE SQUARE

Mr. Ducote explained his preliminary drawings for the Place des Arts/Coquitlam Family Centre precinct. The proposal removes existing parking between the two structures to provide a large plaza area. The plaza area is to provide for both performance and display space and extends down through the former King Edward right-of-way to where it meets the current road. Thus, the scheme involves a small portion of lands currently held by Crown Forest along the King Edward frontage and suggests an apex location for display of special historical artifacts.

Mr. Bouvier expressed concern about the loading area shown adjacent the Family Centre. Mr. Ducote explained this resulted from the Family Centre having expressed a need for safety and convenience of nighttime staff. The loading concept is not a preferred design solution.

T. de Jong said that the idea of the public space dualling as a vehicular access was an issue that the Committee might want to address. While Family Centre needs must be considered, the Place des Arts and/or public users of the space would or could conflict with any vehicular access other than emergency only. Lenore Peyton echoed this concern. True safety will come to the area along with improved lighting, and especially with residential development to the immediate south - with or without any vehicular access.

During the explanation of fencing proposed, Mrs. Peyton expressed concern over the high fencing surrounding the new residential development on the south side of Brunette Avenue. T. de Jong responded that the Planning Department will be attempting to discourage such features in subsequent projects.

Mr. Ducote highlighted the additional lands included in the Heritage Square concept and some discussion arose as to how the project could be achieved through negotiations with the ultimate developer of that land, now owned by Crown Forest. T. de Jong advised that there is a prospective purchaser/developer of that land and that this party has been advised in a general way of the District's interest in improving the Place des Arts-Kincaid precinct and of the need for respecting a heritage design theme. Members of the Committee asked whether the Municipality could require the developer to dedicate the lands as park and the relationship of development cost charges to the question. Mr. Bouvier mentioned an idea of the land remaining in private ownership but with a public access agreement. T. de Jong suggested incorporation of the additional lands into the scheme would be beneficial to both any prospective developer and the heritage square proposal.

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Additional discussion concluded that improvements on the existing municipal parking lot would be essential to the success of the Heritage Square concept.

HERITAGE SQUARE cont'd

Mr. Ashford questioned whether any covered areas were considered or anticipated for the plaza and the pros and cons of providing shelter were then discussed by Ald. Robinson, Lenore Peyton and Mr. Ducote. Mrs. Peyton noted that any kind of benches and public area would be well utilized by the many parents who come to Place des Arts and spend time waiting for their children.

Mr. Ducote noted that the design would ideally be complemented by a full heritage restoration of the exterior of the two heritage buildings on the site. Restoration would be a separate project and design effort. Rough cost estimates were given for the plaza: \$128,000 for hard surface costs, which includes a 15% contingency estimate, plus additional soft surface costs of \$41,700.

NEW DEVELOPMENTS IN THE COMMUNITY

Tomina reviewed new land use developments in Maillardville, proposed or underway, such as the townhousing along the south side of Brunette, the consolidation proposed at Woolridge, and the superstore as discussed by Ald. Robinson.

OTHER COMMENTS

Mr. Jang was invited to give an indication of his proposal for the Maillardville Shopping Centre redevelopment. Mr. Jang indicated it would be premature to present plans to Committee at this time. He expressed concern for the vacancies in the commercial area of Maillardville and the urgent need for his property to be provided with a left turn facility. Also badly needed are means to allow people to stop and park their cars in front of businesses, and other streetscape improvements. He asked for an indication of timing for physical implementation of the revitalization program.

Mr. Jang, Mr. Bouvier and Mr. Ashford asked as to the transportation study implications and the need to resolve any issues related thereto. T. de Jong reiterated the study requires internal review.

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OTHER COMMENTS cont'd

Mr. Ducote strongly emphasized that street improvements under revitalization programs usually do and must precede facade improvement initiatives on the part of individual businesses. Mr. Ashford requested that an overall schedule for the revitalization scheme be developed and put forward to Committee, and also that the Committee meet again relatively soon.

CONCLUSIONS

MOVED BY F. BOUVIER  
SECONDED BY F. ROSET

COUNCIL  
ACTION

- 1 That the general design scheme put forward by Mr. Ducote and Mr. Villegas for the "heritage square" be accepted in principle, but that the loading locations be deleted and any vehicular access from the municipal lot through the proposed square to the Coquitlam Family Centre be restricted to emergency access only.

APP'D B.I.  
Co. RES  
# 464/87

CARRIED UNANIMOUSLY

MOVED BY F. BOUVIER  
SECONDED BY D. ASHFORD

COUNCIL  
ACTION

- 2 (a) That appropriate consulting design services be engaged to prepare design guidelines with a strong French-Canadian heritage flavour, to be applied to new structures, commercial and multiple-family, in the Maillardville area. (Unlike the facade improvement guidelines, these new guidelines are to have a strong heritage flavour and are to be applied to new developments.)
- (b) And further that, at a later date, Council consider a single and special design authority to interpret and implement the French-Canadian heritage scheme.
- (c) And further that the existing facade improvement guidelines be extended to include the rear of existing commercial buildings in accordance with recommendations of the Design Committee.

APP'D B.I.  
Co. RES  
# 465/87

CARRIED UNANIMOUSLY

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF MARCH 26, 1987

MOVED BY D. ASHFORD  
SECONDED BY F. MCDONALD

COUNCIL 3  
ACTION 2

*APP'D BY  
CO. RES  
4/6/87*

That Council request appropriate staff to prepare a schedule which, subject to the necessary approvals, will outline the implementation of the revitalization program, with the objective of physical construction occurring in the spring of 1988.

CARRIED UNANIMOUSLY

COUNCIL  
ACTION

The Chairman requests Council authorize the preparation of cost estimates for improvements to the municipal parking lot along the south side of Brunette Avenue.

*APP'D BY  
CO. RES  
4/6/87*

TD/cr

Attachments:

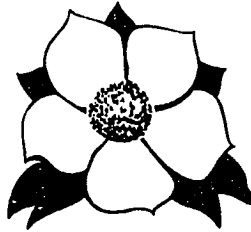
- 1) Building Facade Improvement Guidelines
- 2) Correspondence outlining Design Committee recommendations
- 3) Schematic representation of preliminary heritage square design

# DISTRICT OF COQUITLAM

1111 Brunette Avenue,  
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.  
Phone: 526-3611



1987 03 03

Mr. Frank Ducote  
Urban Design  
Suite 16  
415 West Cordova Street  
Vancouver, B.C.  
V6B 1E5

Dear Sir:

re: Maillardville Downtown  
Revitalization Report

I write as requested to provide you with the minutes from the Design Committee meeting in relation to your presentation at their meeting of February 24, 1987. In this regard, I can advise that the Committee recorded the following statement:

"The consultants, Mr. F. Ducote and Mr. L. Villegas, were present to explain the report and to answer any Committee questions. Mr. Ducote opened the discussion by giving the Committee a brief description of their terms of reference and stated that they were here to draw upon the Committee's collective experience. Mr. Villegas then presented their conceptual drawings for the block between Lougheed Highway and Woolridge Street and gave the rationale for the improvements being suggested.

From their perspective, the number one detraction is the vehicular traffic utilizing the Brunette Avenue corridor. If the traffic could be slowed somewhat and on-street parking permitted during the non-peak hours, this would greatly increase the potential of encouraging the return of pedestrians to the study area.

The following are the initial steps being suggested for revitalization of the study area:

- 1) removal of the unsightly overhead wires;
- 2) introduction of new lighting, street trees and benches;
- 3) widening of the sidewalks in conjunction with any roadworks;
- 4) allowing on-street parking in non-peak hours.



Mr. Frank Ducote  
Urban Design . . .

1987 03 03

Turning to the matter of the recommended improvements to the buildings, Mr. Villegas commented that the suggestions were mainly cosmetic in nature and aimed at improving entrance identification and introducing elements of design which could be easily applied to the structures.

The consultants then turned to the Committee for a reaction to the report and the above comments. The Committee stated that they generally agree with the conclusions and recommendations contained in the report. The Committee then went on to comment as follows:

- 1) The problems associated with the traffic utilizing Brunette Avenue will likely be the most difficult to resolve.
- 2) A grid or a loop system for traffic circulation should be investigated further.
- 3) Curbside parking wherever possible should be encouraged.
- 4) The tying together of Brunette and Adair Avenues with an 'arcade' is a good solution for that vacant lot.
- 5) The 'streetwall' type storefront image proposed for the Maillardville Shopping Centre site is endorsed.
- 6) Improvements to the highly visible rear elevations of the buildings on the south side of Brunette Avenue should not be overlooked. Renovations to these facades would give added 'depth' to the buildings in this block.
- 7) The owners of adjacent residential housing are unlikely to spend any money improving their homes until the commercial owners initiate the revitalization program."

If you have any questions with regard to the above comments, please do not hesitate to contact me.

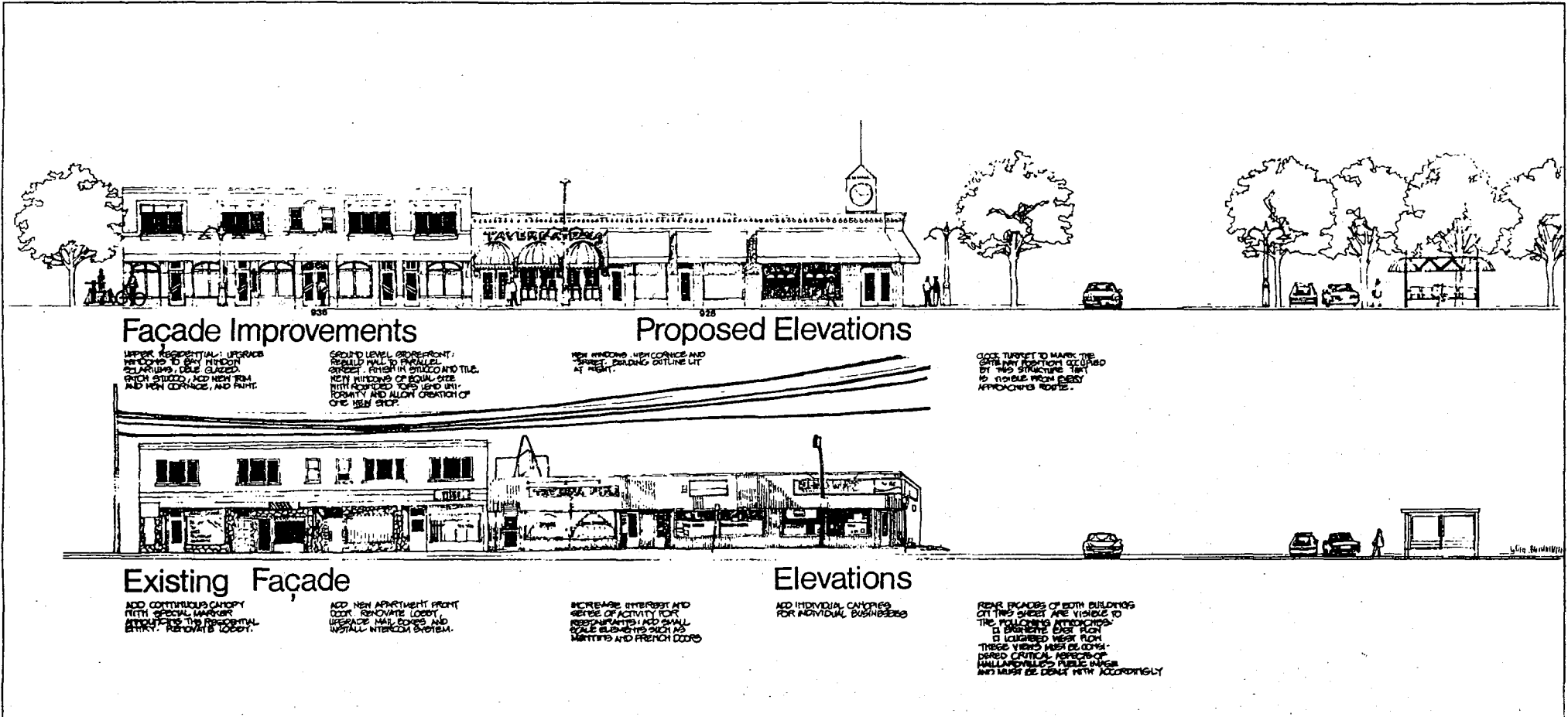
Yours truly



Neil Maxwell  
Planning Assistant

NM/cr

c.c. Tomina de Jong, Long Range Planner



# Maillardville Downtown Revitalization

Frank Ducote Urban Design  
 Lewis Villegas, B.Arch.  
 Pacific Landplan

# 900 Block Brunette .. South Side Building Guidelines



### Facade Improvements

NEW VEHICLE AND GOODS DISPLAY, TAKE PAPER AWAY FROM WINDOWS, SIDE LIGHT FOR OFFICE BUILD TO ALLOW VIEWERS OF STORE ACTIVITIES FROM OUTSIDE.

NEW SKYLIT ATRIUM ENTRIES AT EACH END OF THE BUILDING ANNOUNCE THE STREET ADDRESS OF 2ND-STORY BUSINESS.

GROUND LEVEL OVERFRONT: REPLACE WITH NEW WINDOWS AND DOORS, MATCH COLORS, USE GLAZING & FINISHING FOR RESTAURANT. VISIBILITY OF RESTAURANT INTERIOR CONSIDERED CRITICAL FOR SUCCESSFUL NIGHT SCENE.

INFILL POTENTIAL: SMALL SCALED SHOPS TO CATER TO CRAFTS, HOMES AND ARTISANS. ACCADE LINK TO MAIN STREET AND TO (REAR) PARTNERS.

### Proposed Elevations

INFILL POTENTIAL: REPH. PRESERVED GROUND LEVEL USE TO ESTABLISH AND STRENGTHEN COMMUNITY. INFILL COULD INCLUDE CLOSED OFFSET WINDOWS THAT CREATE ATRIUM SPACES NEXT TO THE SIDEWALK.



### Existing Façade

ADD BUILDING LIGHTS TO MATCH HIGH CHARACTER STREET LIGHTING, ADD CANOPIES TO GROUND LEVEL WINDOWS.

ADD PROMINENT OVER CENTER BAY, SYMMETRICAL END PROMINENCE RESULT FROM NEW SKYLIGHTS, ADD CENTRAL ENTRY AND INDIVIDUAL CANOPIES FOR EACH BAY.

INFILL OPPORTUNITY: ACCADE LINK TO ADJAC.

### Elevations

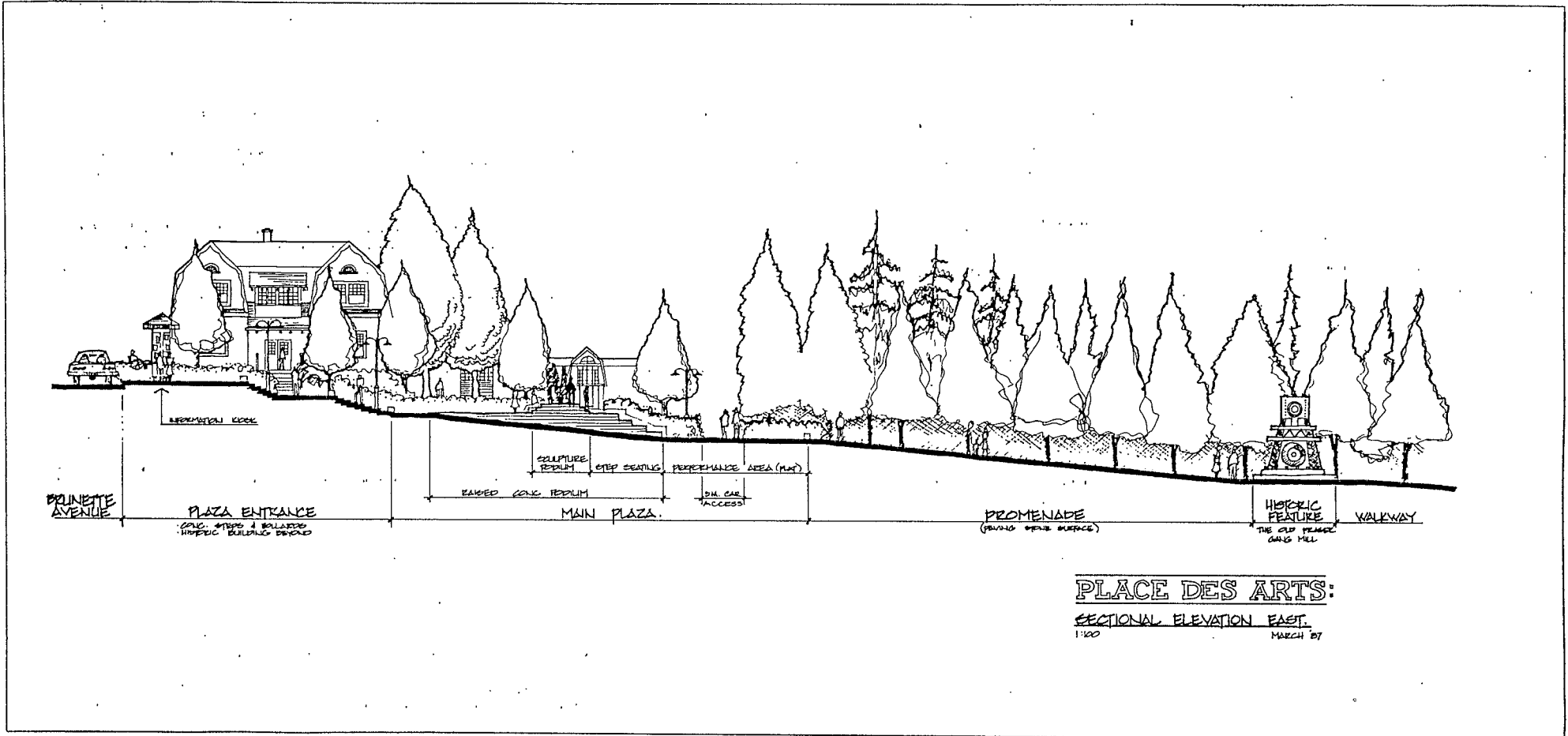
INFILL OPPORTUNITY: BUILD OUT LOWER STOREY TO MEET PROPOSED STREETWALL AND RAISE STORE ENTRY LEVEL TO MEET SIDEWALK, ADD CANOPIES AND BUILDING LIGHTS.

DESIGNED USES PRESERVED AS 2ND STORY TENANTS WITH A PROMINENT FRONT OVER AT STREET LEVEL.

# Maillardville Downtown Revitalization

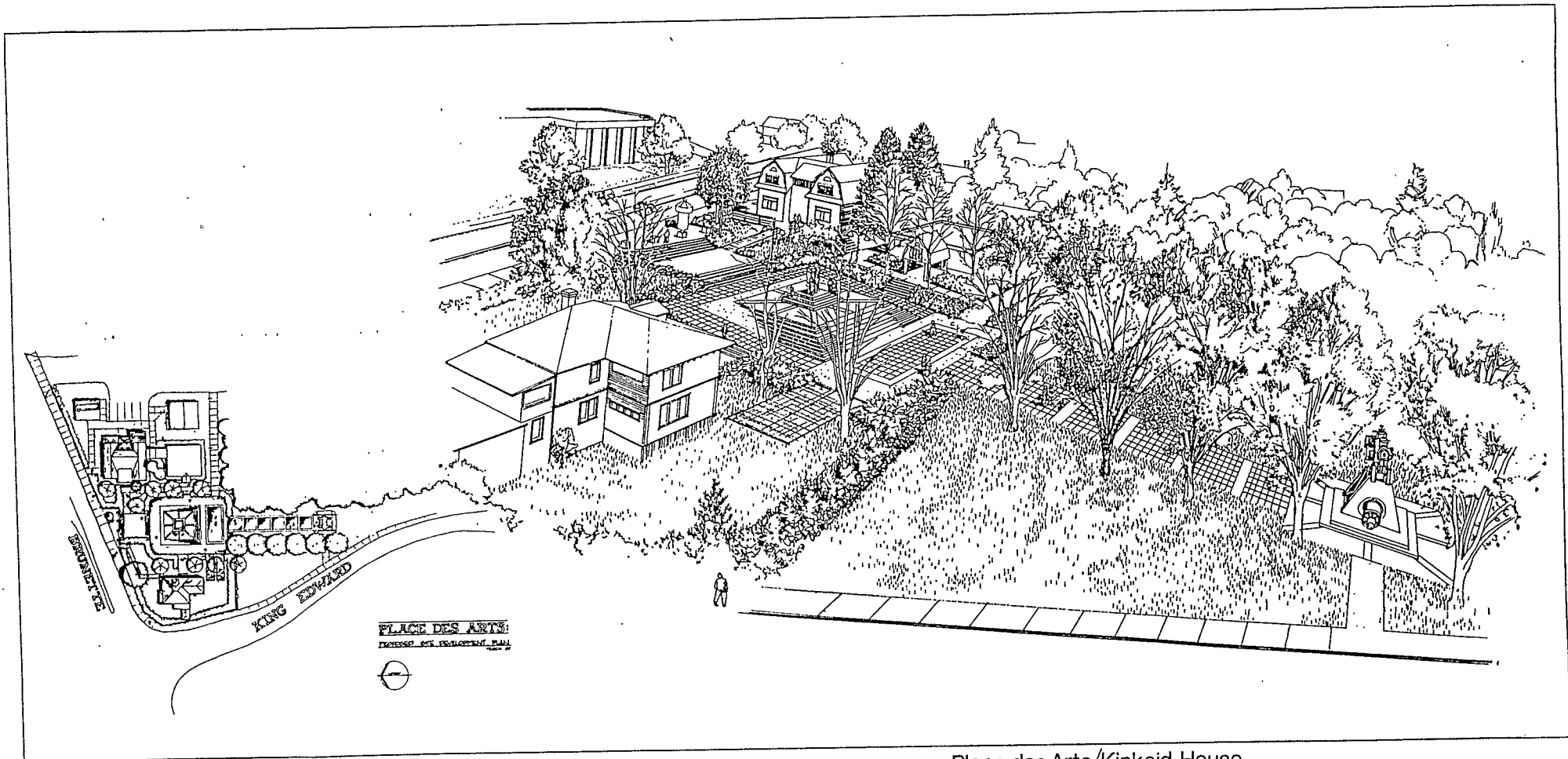
Frank Ducote Urban Design  
Lewis Villegas, B. Arch.  
Pacific Landplan

# 900 Block Brunette .. South Side Building Guidelines



Frank Ducote Urban Design  
 Lewis Villegas, B.Arch.  
 Pacific Landplan

Place des Arts/Kinkaid House  
**Heritage Square**



PLACE DES ARTS  
Heritage Arts Development Plan

Frank Ducote Urban Design  
Lewis Villegas, B. Arch.  
Pacific Landplan

Place des Arts/Kinkaid House  
**Heritage Square**

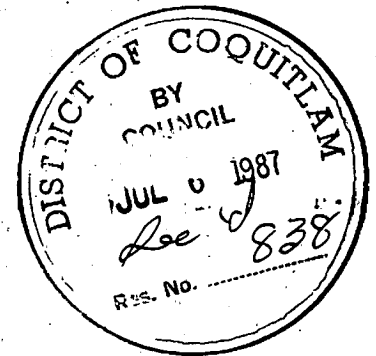
JUNE 18, 1987

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held Thursday, June 18, 1987 at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman  
 G. Lizee  
 D. Ashford  
 G. Fortier  
 F. Bouvier

STAFF:

Tomina de Jong

GUESTS:

R. Jang

PROPOSAL BY R. JANG

Mr. Jang was invited by the Chairman to present his proposal or concerns regarding redevelopment along Brunette Avenue. Mr. Jang outlined for the Committee past, recent and present attempts and difficulties in redevelopment and in leasing attempts of his sites (927-933 Brunette Avenue). He questioned the viability of the downtown revitalization program's goals and pointed to the need for on-street parking or parking accessibility for any storefront streetscape to work. He expressed concern regarding a rumored location of the left turn storage lane as it might impinge on the Woods Pub building and questioned the need for any new traffic works in this regard. As to the storefront streetscape notion, Randy Jang proposed a service station be allowed to locate on his property that is zoned for service station use. Mr. Jang requested Committee support his position in the zoning issue raised by the District and requested the Committee clarify its intentions for the siting and design guidelines of the revitalization scheme.

Subsequent to the presentation and questions of Mr. Jang, Mr. Jang left the meeting and members reviewed the related material attached to the agenda. The conclusions were as follows:

MAILLARDVILLE REDEVELOPMENT COMMITTEE  
MINUTES OF JUNE 18, 1987

MOVED BY D. ASHFORD  
SECONDED BY F. BOUVIER

COUNCIL  
REFERRAL  
TO LUC

*BY  
R-9  
9/87  
Co  
A*

- 4 That the Land Use Committee of Council be advised the Maillardville Redevelopment Committee supports redevelopment at 927 to 933 Brunette Avenue, which is compatible with development guidelines, as outlined in the revitalization scheme by Frank Ducote; the Committee recognizes the importance of redevelopment at this site as being critical to the overall scheme. A service station use is considered inappropriate in view of the pedestrian orientation that must be encouraged. The Committee recommends a use other than a service station be considered for the site.

CARRIED UNANIMOUSLY

MOVED BY D. ASHFORD  
SECONDED BY F. BOUVIER

- 5 That the Committee recognizes the importance of the left turn facility to the redevelopment of property between 927 and 933 Brunette Avenue and suggest the final location provide joint, direct and equal access to the properties at 933 Brunette Avenue (Maillardville Shopping Centre) and to 935 Brunette Avenue (the Woods), and that Mr. Jang be advised of the Committee's position in this regard.

CARRIED UNANIMOUSLY

REVITALIZATION SCHEME - GENERAL

A general review of different components of the revitalization scheme ensued, which included a discussion of the importance of providing additional parking to the businesses in the area. Mr. Bouvier suggested different alternatives be reviewed, and it was mentioned that property acquisition might be considered. In this vein, it was decided that if there are to be any properties acquired to support the revitalization program, these might be better dealt with through the Mayor's office.

The Committee is encouraged to hear that the Engineering Department has commenced meetings with B.C. Telephone and B.C. Hydro regarding utility relocation and looks forward to the outcome of continuing work on this matter.

Derek Ashford reiterated the need for staff to prepare an overall schedule of anticipated works.

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PLACE DES ARTS AND HERITAGE SQUARE COMPONENTS

Ald. Robinson noted Pauline Jewett, MP, had hosted a meeting with himself and the Mayor, a meeting to explore possible funding sources for the Heritage Square concept.

MOVED BY D. ASHFORD  
SECONDED BY F. BOUVIER

That Council allocate roughly \$2,000 to \$4,000 or appropriate moneys at amended budget time to analyze and estimate the cost of more comprehensive exterior restoration to Place des Arts.

CARRIED UNANIMOUSLY

DESIGN GUIDELINES

T. de Jong suggested a subcommittee rather than the whole of committee consider attending the Design Committee meeting of July 7th, at which time Frank Ducote will make a presentation on the French-Canadian heritage design guidelines. It was felt four committee members at most would be appropriate to join in with the Design Committee. Fern Bouvier indicated his interest in attending. Other interested members of the Committee are asked to please call Tomina, who will confirm the time and place for the meeting of July 7th.

HERITAGE FORUM

Ald. Robinson noted receipt of an invitation to the Heritage Forum being organized by the Coquitlam Heritage Society for June 30th.

The Committee sends best wishes  
and hopes for a speedy recovery  
to Fay Roset.

COUNCIL  
ACTION

6  
SEES Co. Res  
# 8 40/87

*6 bc report at amended budget time*