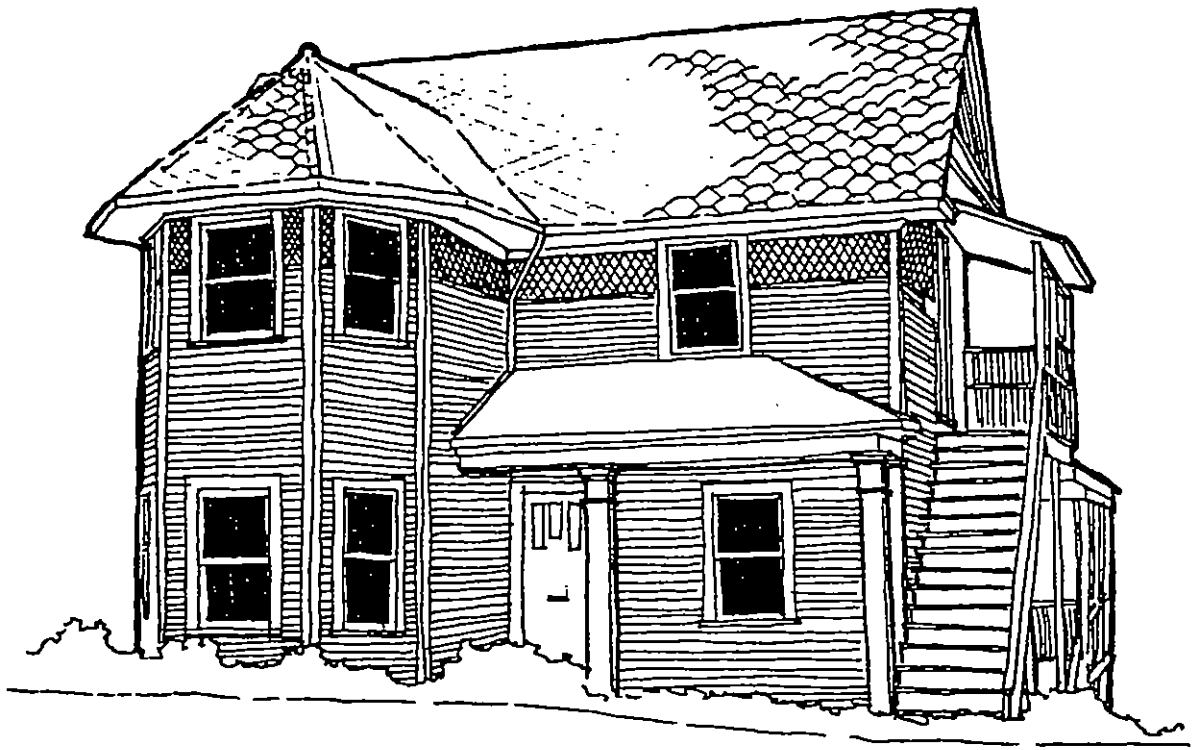
DESIGN GUIDELINES
MAILLARDVILLE



CITY OF COQUITLAM

PLANNING DEPARTMENT

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Frank Ducote
Urban Design

DESIGN GUIDELINES FOR NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENTS IN MAILLARDVILLE WITH FRENCH-CANADIAN CHARACTER

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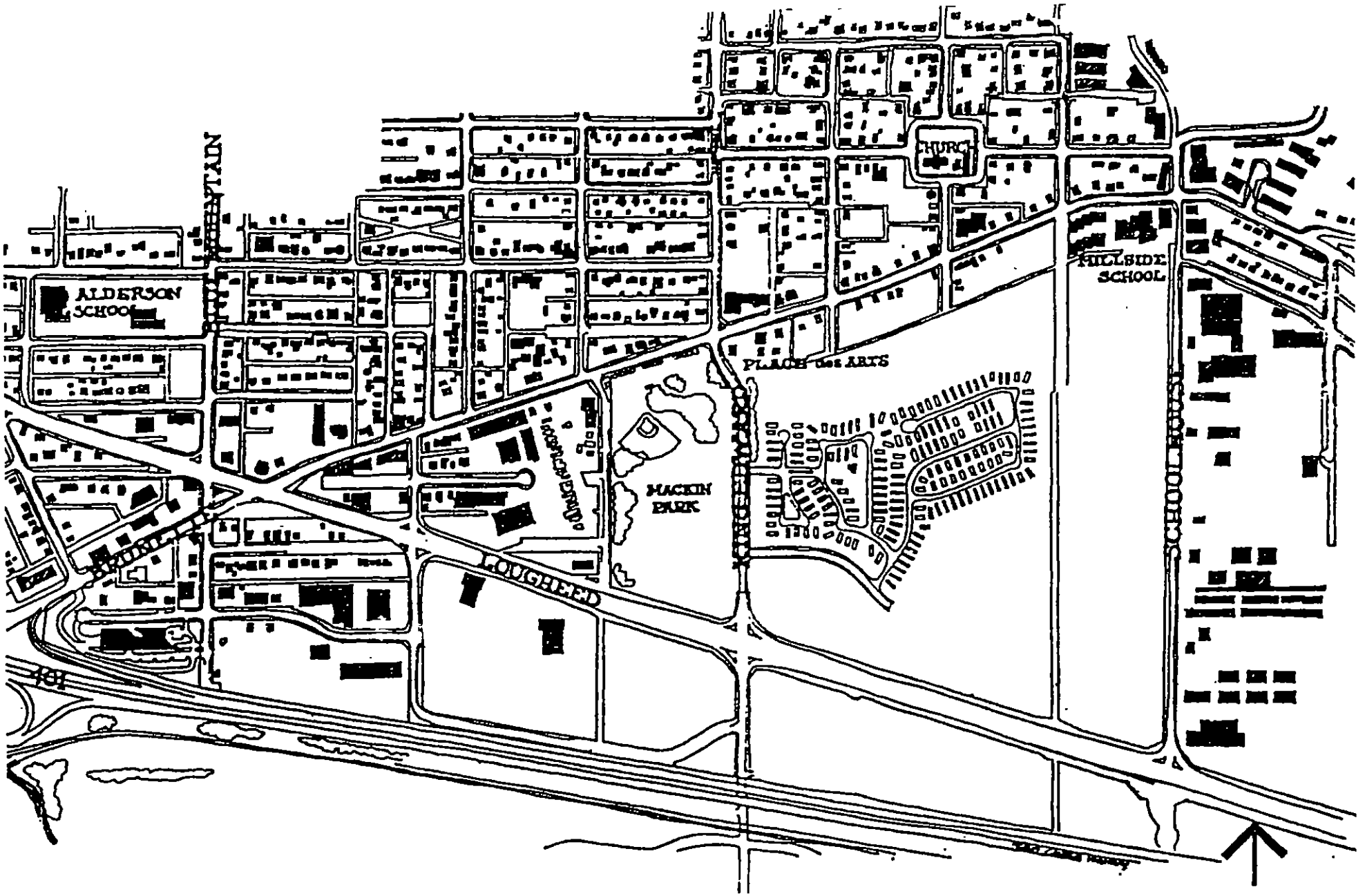
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401

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 Preamble

Paraphrasing a noted architectural historian, who was referring to another place:

There are delights in Maillardville's architecture that we were happy to uncover in the preparation of these guidelines. The vision of those who will build the future Maillardville will determine whether the new matches the quality of the past. These guidelines are an attempt to help build that vision and to ensure that it will be both past-inspired and forward-looking.

1.2 Application of Guidelines

These guidelines should be consulted prior to preparing plans for multi-family residential developments in the Maillardville community. The guidelines should be used in conjunction with the District of Coquitlam Zoning By-Law.

The staff of the Coquitlam Planning Department will assist the Applicant in the interpretation of these Design Guidelines. All applications for multi-family residential developments will be submitted to the Advisory Design Panel for review and recommendations to Council.

1.3 Objectives of the Guidelines

The primary objectives of these guidelines are to:

1. Inform the public about the intent to protect and enhance the character of the Maillardville area through the establishment of design guidelines based on French Canadian architectural and site planning traditions;

2. Encourage new multi-family residential developments of good design which are compatible with the existing character and fabric of Maillardville;

3. Encourage the retention of significant older houses in good condition to be rehabilitated and incorporated into new multi-family development through conversions, additions or infill.

1.4 Approach

The approach used in developing these guidelines involved two distinct paths.

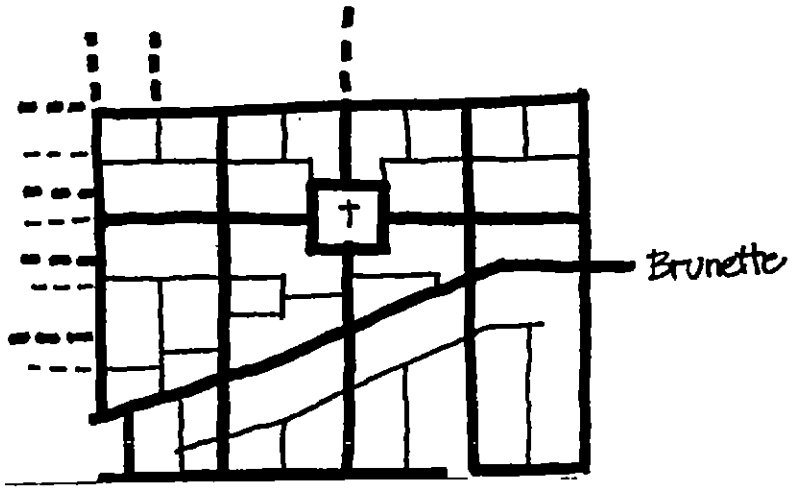
1. The first was to develop a deep understanding of the principles and practices used by the French-Canadian First Settlers in building single-family homes in Maillardville. This also involved developing an appreciation of the unique features of the original subdivision plan for the Maillardville Townsite, which is centered on the church in Laval Square.

2. The second direction included taking a broader look at the range of precedents of urban design principles and building styles in Quebec City and Montreal, where remaining examples of pre-modern buildings and neighbourhoods create an atmosphere that is distinctly French-Canadian in character.

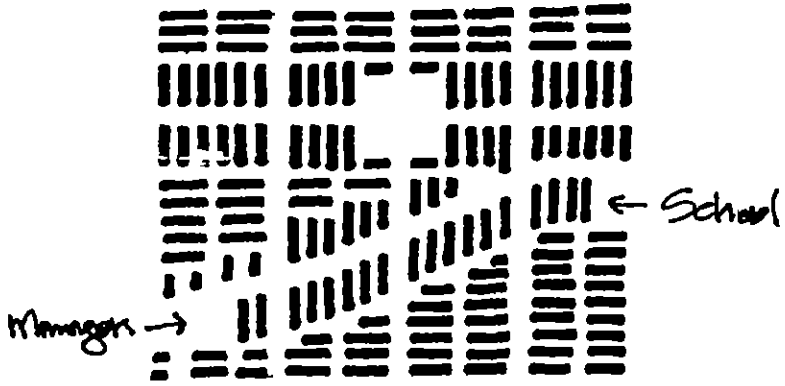
The Maillardville-based approach is essential for proposed developments in and around Laval Square and along the Brunette Avenue frontage near identified potential heritage sites.

The Maillardville-based approach is also essential for new developments in areas where significant older buildings create a context of existing character that should be recognized and reinforced.

The second approach lends itself to areas outside the area of the original subdivision plan, where longer vacant sites offer opportunities for the introduction of buildings utilizing principles of urban French-Canadian architectural character. This approach may also be well-suited to smaller sites for mixed-used developments within or close to the commercial core located at Brunnette Avenue and Blue Mountain.



THE MAILLARDVILLE GRID - 1909
SHOWING ORIGINAL LAYOUT OF PROPOSED STREETS & LANES
DASHED LINES INDICATE LATER STREETS & LANES - NOTE OFFSETS



THE MAILLARDVILLE TOWNSITE PLAN
ORIENTATION OF HOUSE LOTS

2.0 GENERAL URBAN DESIGN GUIDELINES

2.1 Street Pattern

Pitt River Road (Brunette Avenue) existed prior to the subdivision of District Lot 46 in 1909. Thus, the imposition of an arbitrary grid over the hillside landform is interrupted and given a special character by this diagonal running through the area.

The grid, featuring a cross-axis centered on a chuch square, is itself without precedent in Western Canada.

The street pattern in the community is unusual in another way - the way in which streets in subsequent subdivisions, primarily to the west, were offset from those of the earlier subdivision. This created numerous offsets or T-intersections, of both streets and lanes. This pattern is in distinct contrast to the endless grid with which most North American towns were laid out in the same area.

This departure from the endless grid is a special feature of Maillardville that has roots in both European and French Canadian town planning traditions.

2.2 Terminating the Street End Vista

Because of off-set road conditions and the Laval Square configuration discussed above, examples abound in Maillardville where

buildings are placed at the head of streets to function as the termination point of a street vista.

New development should:

a) Place buildings at the terminus of offset streets, lanes or cul de sacs;

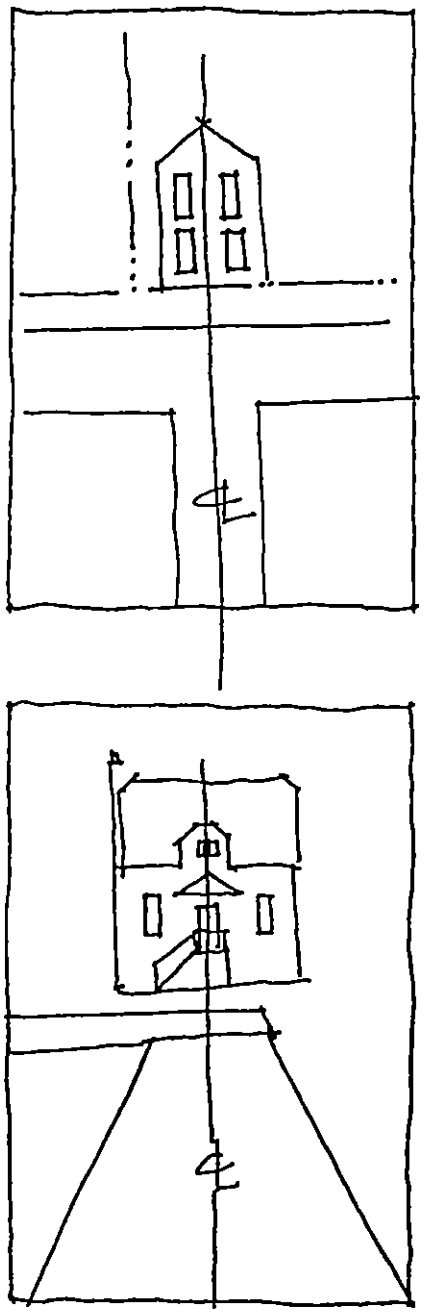
b) Develop such buildings with facades that are symmetrical about the extended centerline of the street, lane or cul de sac.

2.3 Walking Scale

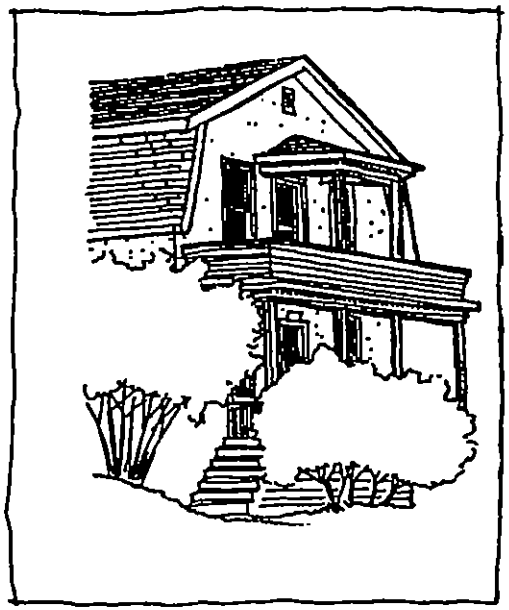
Appreciation of Maillardville's character is more related to a walking than a driving experience of the landscape. This is reinforced in part by a street pattern defined by shorter blocks and an established tradition of street-lane-street development. In order to enhance this character, new development should:

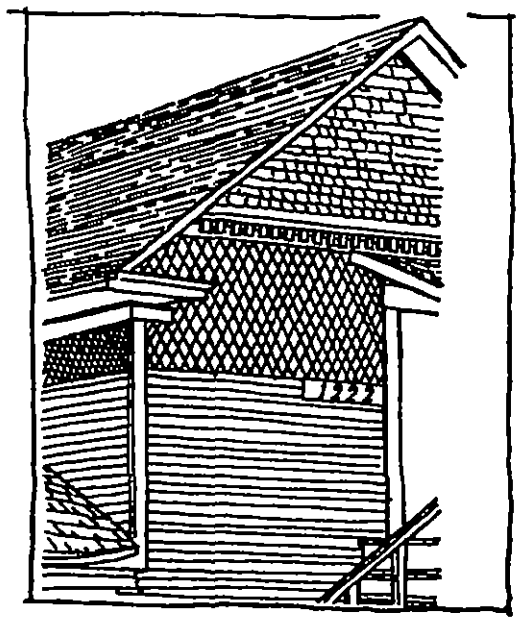
a) Continue the existing pattern of short city blocks by extending existing streets;

b) Incorporate a street-lane-street pattern that differentiates front and rear orientations in building facades and in interior unit planning (i.e. the rear is understood to be the private and quiet lane side, and the front is the more noisy and public street side).



BUILDINGS CENTRED ON STREET-ENDS





3.0 MAILLARDVILLE CHARACTER: BUILDING DESIGN GUIDELINES

3.1 Keeping within a Tradition of Building

The First Settlers' Subdivision was laid out in an era of town planning that pre-dated widespread automobile ownership. The significance of this is that many of the features of the streets in the First Settlers' Subdivision that are identified below are directly attributable to city design concepts that were lost with the emergence of the automobile.

Similarly, the First Settlers' houses owe much of what is considered unique about them to ways of building that are no longer in practice. Older neighborhoods often display the honorable architectural qualities of continuity of siting and character with a diversity of built form. These qualities arise from the fact that older neighborhoods were built utilizing simple hand-built framing techniques and only one of two types of roof structure: hip or gable.

A house form of this time often responds more directly to siting and position within the overall town plan, than to any one notion of style.

There are cases in Maillardville where houses built later in a different style fit in discreetly among the older residences because they

invoke similar siting and building principles. Craftsman and Dutch Revival examples exist in harmony among the Late Victorian and Edwardian First Settlers' homes because they observe the same rules of place.

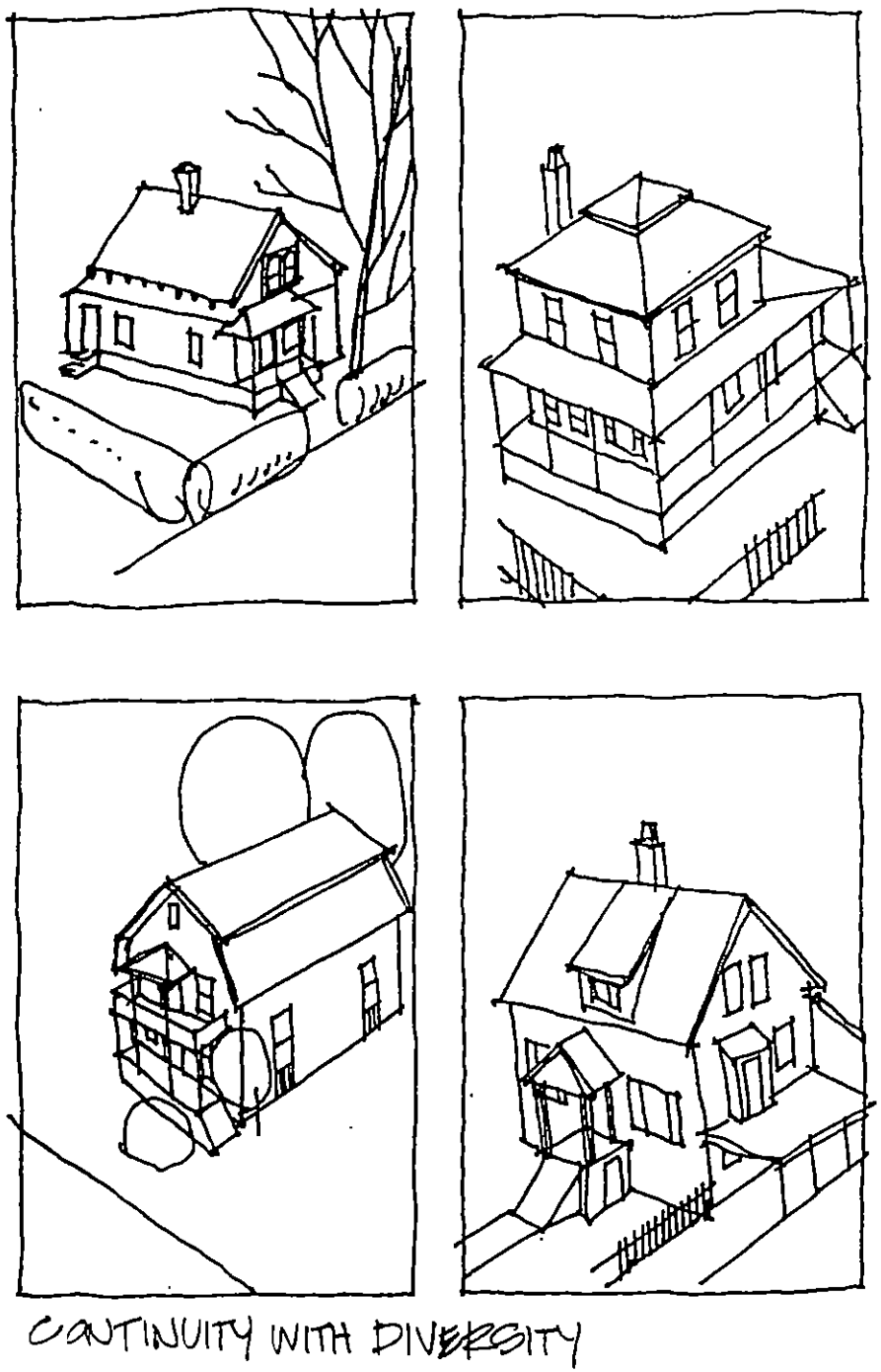
Hence, the need is not for slavish adherence to any one historical style or period. The synthesis of architectural and urban design intentions are intended to reinforce rather than disrupt the unified effect of the original subdivision plan, giving rise to the possibility of a wide range of expressions that will be in keeping with the tradition that existed before, and compatible with what remains today.

These principles possess a built-in ability to adjust to the ever new demands being set by changing needs without compromising their primary function: to preserve a sense of continuity and juncture over time in the development and growth of this unique community.

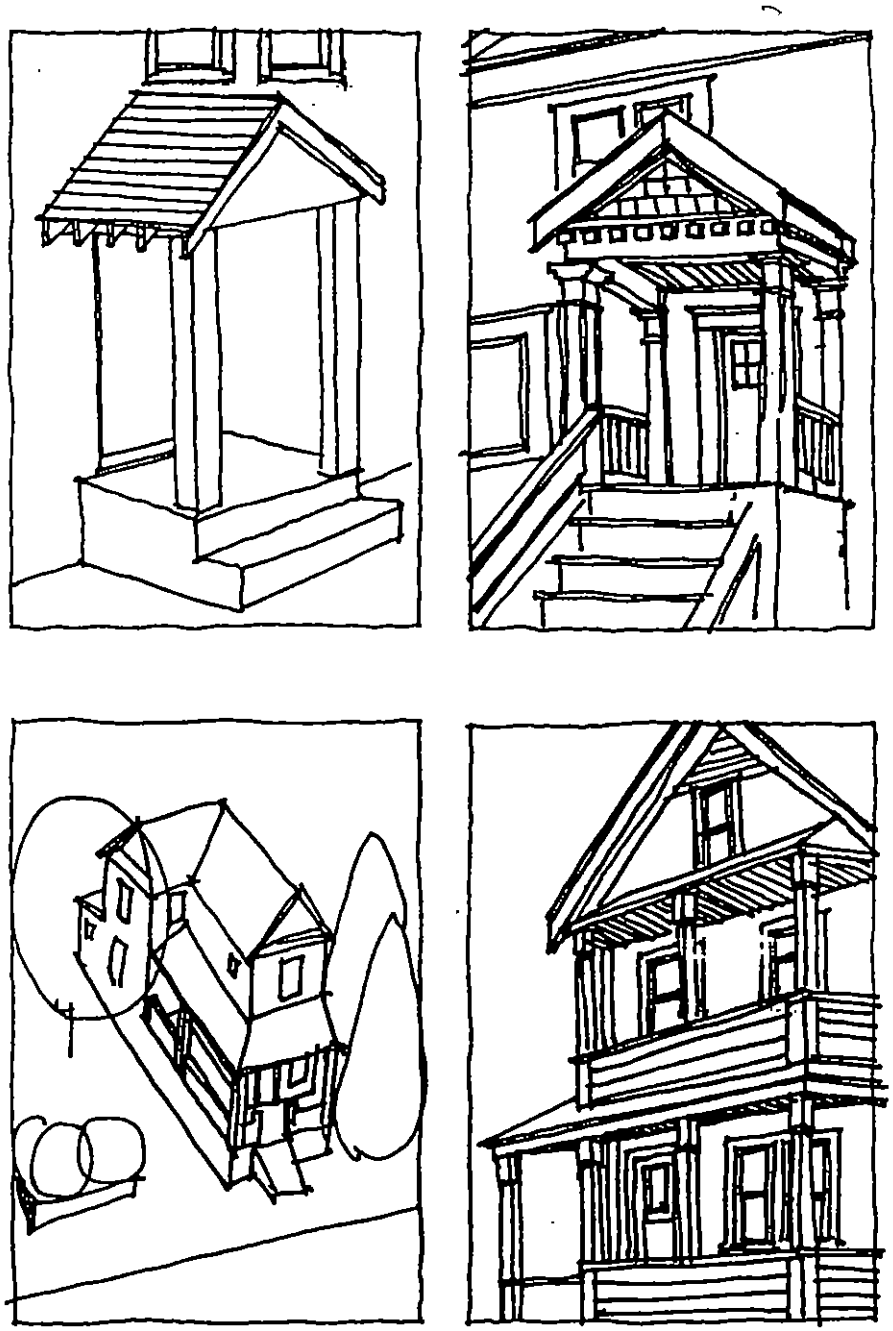
3.2 Neighborhood Character: Continuity and Diversity of Built Form

The First Settlers' houses, situated within the boundaries of the original subdivision, share in common the characteristics of a unified neighborhood plan and a consistent building tradition, thus achieving a significant sense of continuity among the original houses.

At the same time the diversity of house forms along a street is an important characteristic



CONTINUITY WITH DIVERSITY



ELEMENTS RECOGNIZING STREET ORIENTATION

of the First Settlers' houses partly due to the fact that the original houses were owner-built. Forms were seldom repeated along a street as was common elsewhere. Variations in form were achieved as a direct result of addressing special urban design considerations such as view opportunities, corner sites, or street-end views, with specific architectural responses.

New development should:

a) Respect neighboring scale of older buildings;

b) Avoid "toy soldier" repetition of one form type along a street block;

c) Provide diversity of form through the use of variations in the design of porches, projections, dormer windows, or roof styles as the proper means of attaining the desired rhythm and articulation to the street wall; and

d) Avoid mirroring structures on opposite corner lots.

3.3 Street Orientation

One of the most important characteristics shared by the older homes in Maillardville is their relationship to the street. Homes typically orient towards the street situating important elements such as the front door, gables, large windows, porches and verandas in this direction.

When fronting one street, new development should:

a) Orient structures toward the street;

b) Locate entry doors facing the street;

c) Incorporate a canopy, porch, or a veranda over the street entrance of a unit.

New development may also incorporate:

d) Prominent steps leading up to a raised porch or entry, and

e) A picket fence with a gate, or a hedge with a gate, or a hedge and picket fence with a gate along the street.

When located on corner site, new development should:

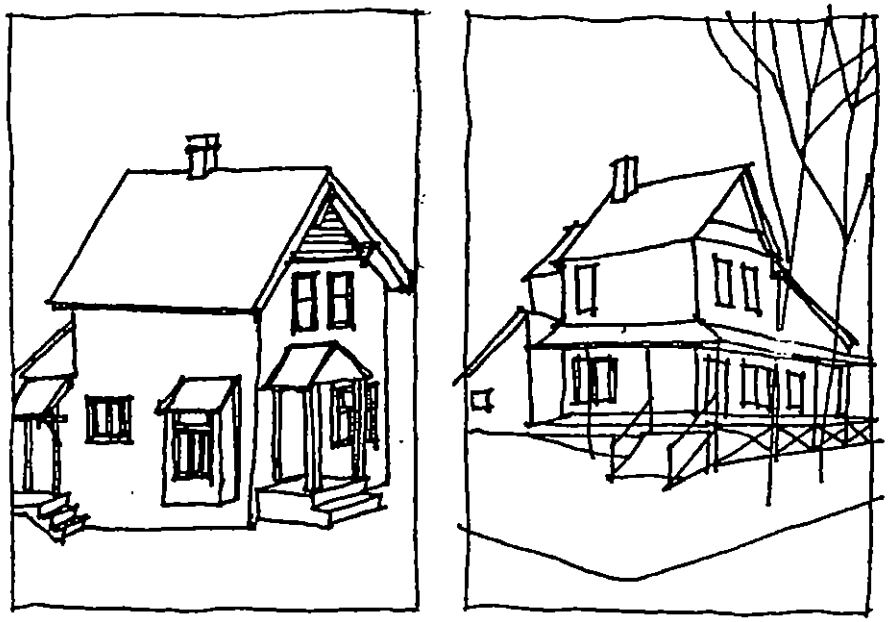
f) Orient structures on corner lots towards both streets - "turn the corner";

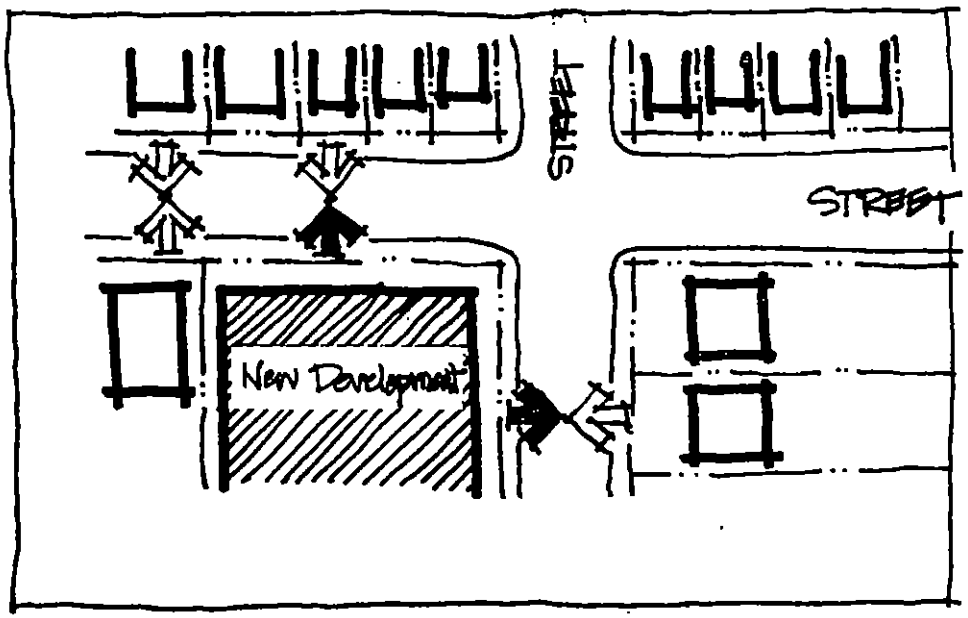
g) Orient entries for some units on the second street.

3.4 Form Types

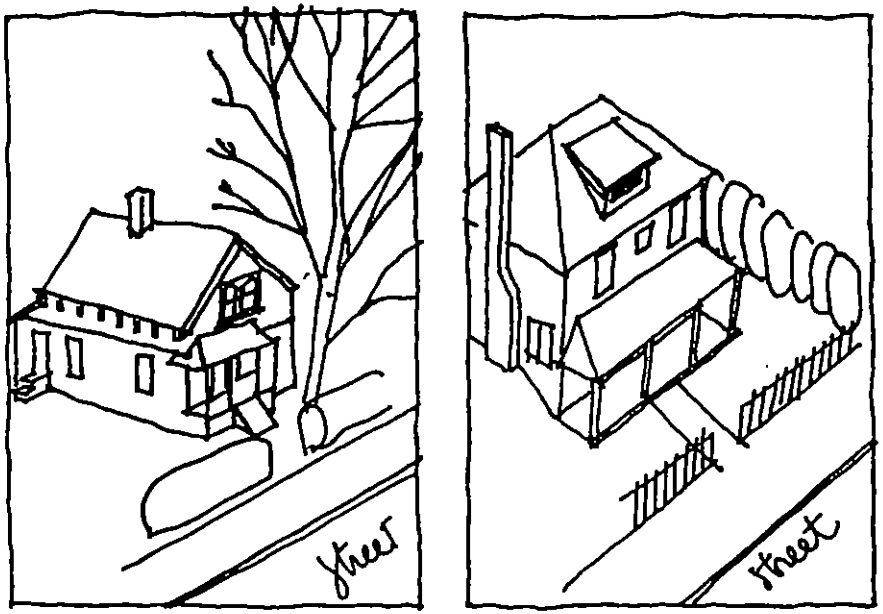
First Settlers' houses in Maillardville are usually either-gable roofed or hip-roofed structures. Gambrel or "barn" roofs are essentially a special kind of gable structure. The

EXAMPLES OF ENTRANCES ON TWO STREETS

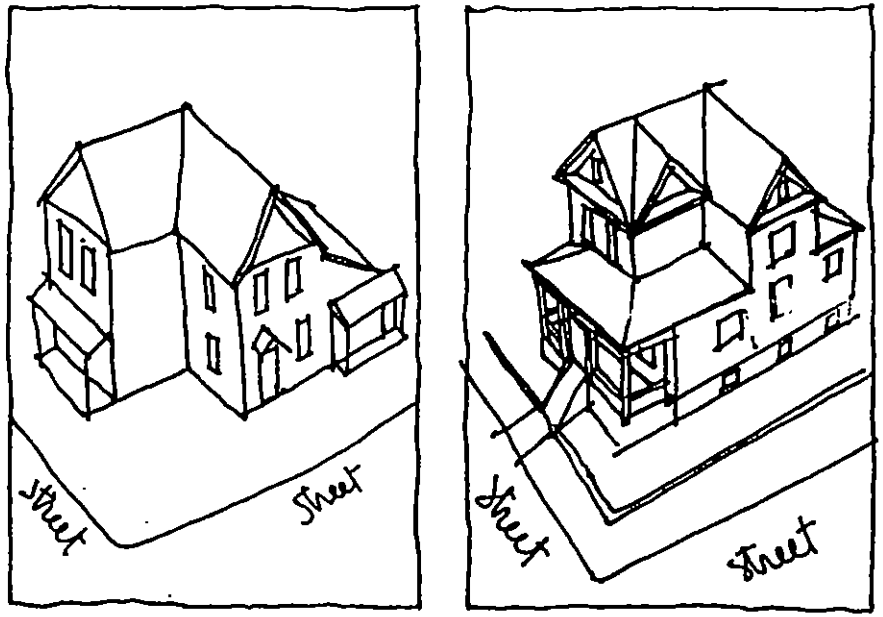




NEW DEVELOPMENT - ESTABLISHING FRONTAGE ON TWO STREETS



Facing one street



FORM TYPES

Corner locations

design of individual houses is almost always a result of a direct response to the specific location the house occupies within the subdivision plan.

For street-oriented structures not on corner locations, new development should use one of the following forms:

1) A gable structure with the gable facing the street (gambrel roofs are also appropriate), or

2) A hip roof structure with a dormer facing the street.

On corner sites, the single orientation gable or hip structures of First Settlers houses evolve into a complex design that orients to both streets (see 3.3 Street Orientation above).

3) For gable structures on corner lots new developments should incorporate one of the following features:

   a) A second gable facing the side street, or

   b) An L-shape plan with a wrap-around veranda and gable terminating each extremity, or

   c) A wrap-around veranda on a gable structure.

4) For hip-roofed structures on corner lots new developments should use one of the following features:

   d) An additional dormer facing the side street, or

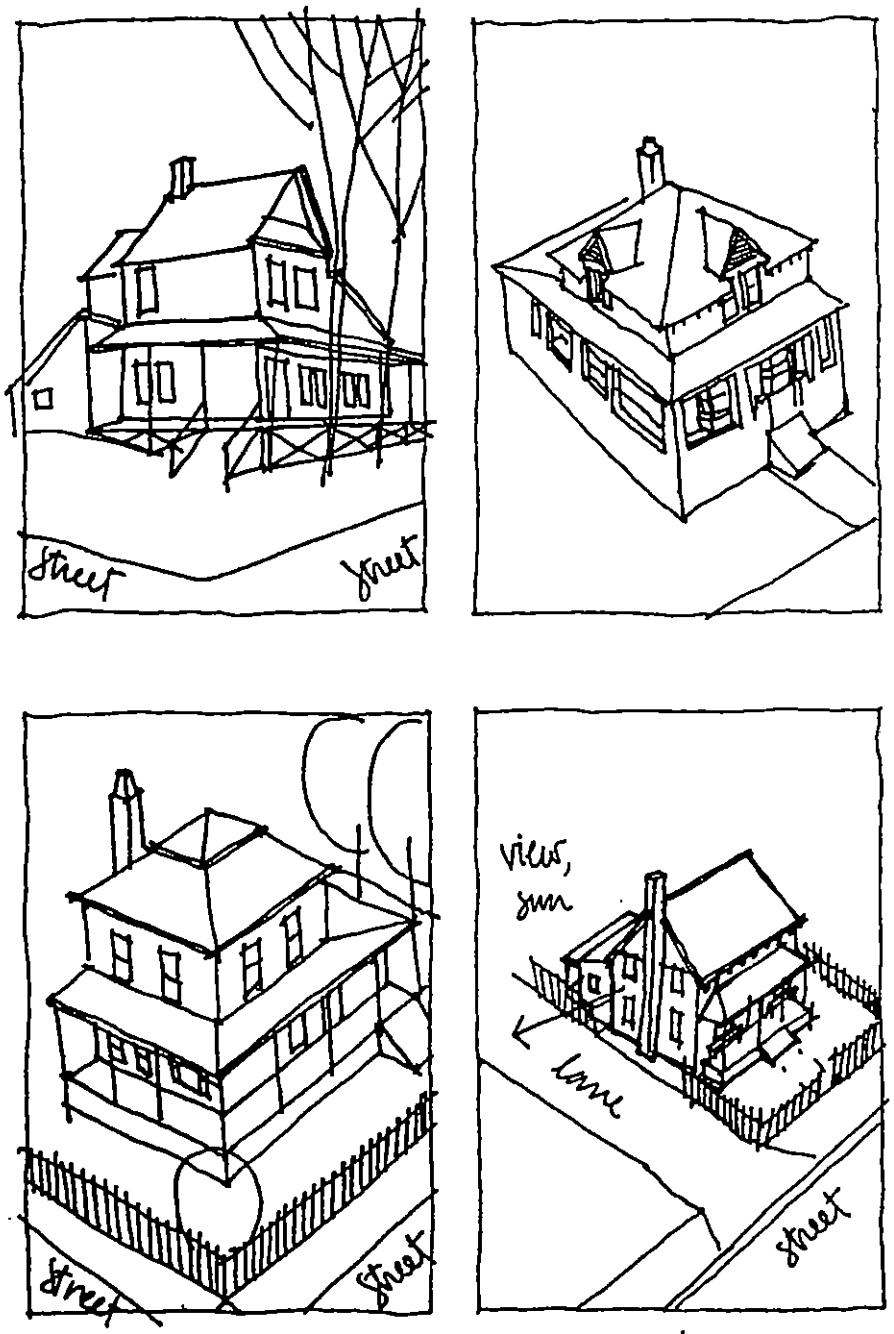
   e) A wrap-around veranda with or without roof dormers.

Responses (a) - (e) above are also appropriate to structures with prominent side orientations such as a garden or patio, a lane, a private road, or even the view side on structures sited on north-south streets.

5) A side-facing gable house form is also in evidence among First Settlers' houses, though less common than the front-facing gable structure. This special orientation of the structure is usually in response to either or both of two special conditions: first, as a response to a special side orientation, such as a view or south sunlight, or second, as part of a design that includes tower-like or other projections facing the street.

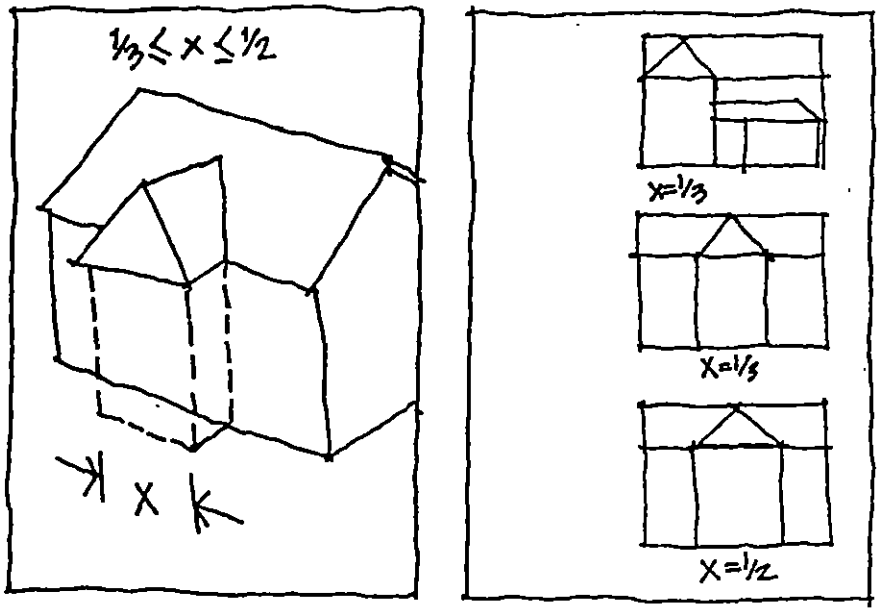
   For new developments, use of a side-facing gable is appropriate in the following situations:

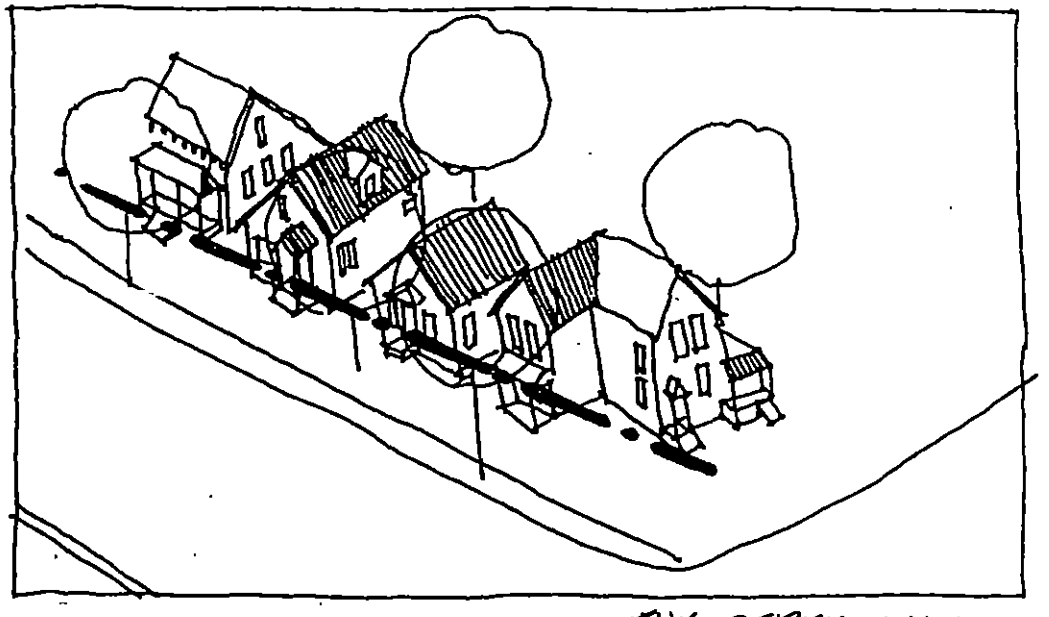
   a) To respond to an important side orientation, such as a street-end view, or a private outdoor space;



PROMINENT SIDE ORIENTATION

PROPORTION OF TOWER PROJECTIONS





THE STREET WALL

b) For designs incorporating a tower or other projection toward the street. (Refer to 3.5 Street Wall and 3.6 Projections in Front of the Street Wall.)

The width of a projecting tower should be restricted to a dimension equal to or less than 1/2 of the unit's width.

3.5 Street Wall

First Settlers' houses share the characteristic of a common setback, creating the sense of a street wall, a street defined by walls. Placing the main walls of structures on this common setback line creates the sense of a street wall. A street wall enhances the experience of the street by reinforcing its definition and continuity.

It is important to note that it is the front wall of the main structure itself that is sited on the street wall, while other elements like porches and towers are allowed to project in front of the street wall line.

New development should:

a) reinforce an existing street wall line, or

b) create a street wall along a new street 25 feet from the property line.

3.6 Projections in Front of the Street Wall

Significant older houses in Maillardville use projections in front of the street wall to lend interest, diversity and a sense of human scale of the basic house forms.

These projections can take many forms, including turrets, verandas, porches and front steps. Their construction is either post and beam, or made to appear to be post and beam by maximizing the use of glazing, and restricting the use of siding to infill panel applications.

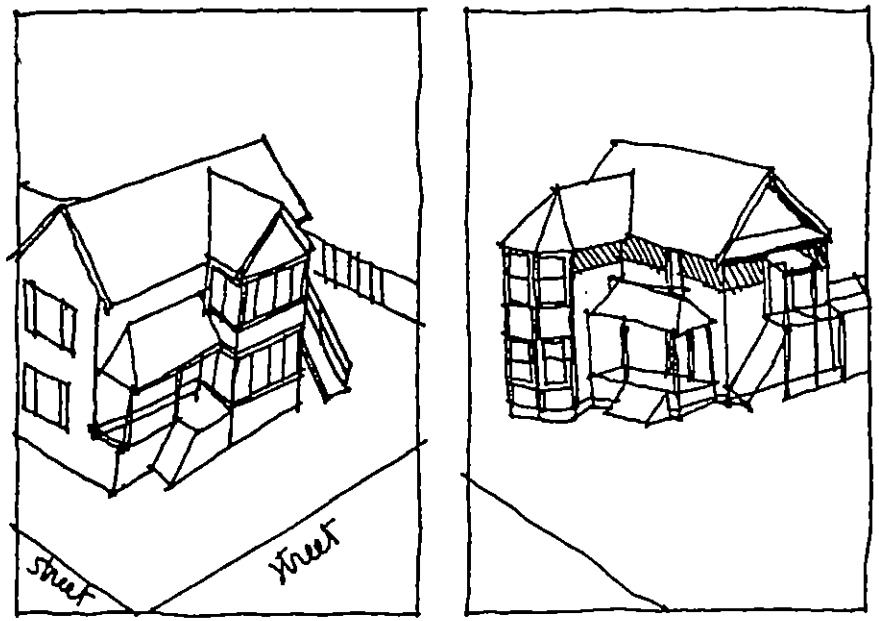
New development should:

a) Construct building elements that project beyond the street wall in a way that suggests post and beam construction;

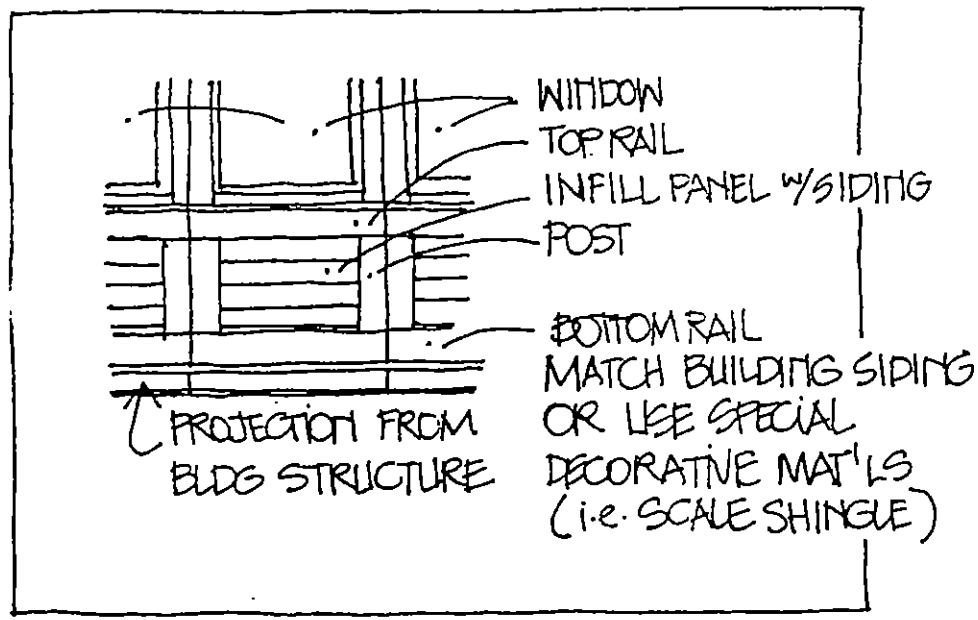
b) Maximize the use of glazing in these areas if they are not to be left open (the desired effect is that of a closed-in porch or veranda), and

c) Limit the use of siding on projections beyond the street wall to infill panel treatments.

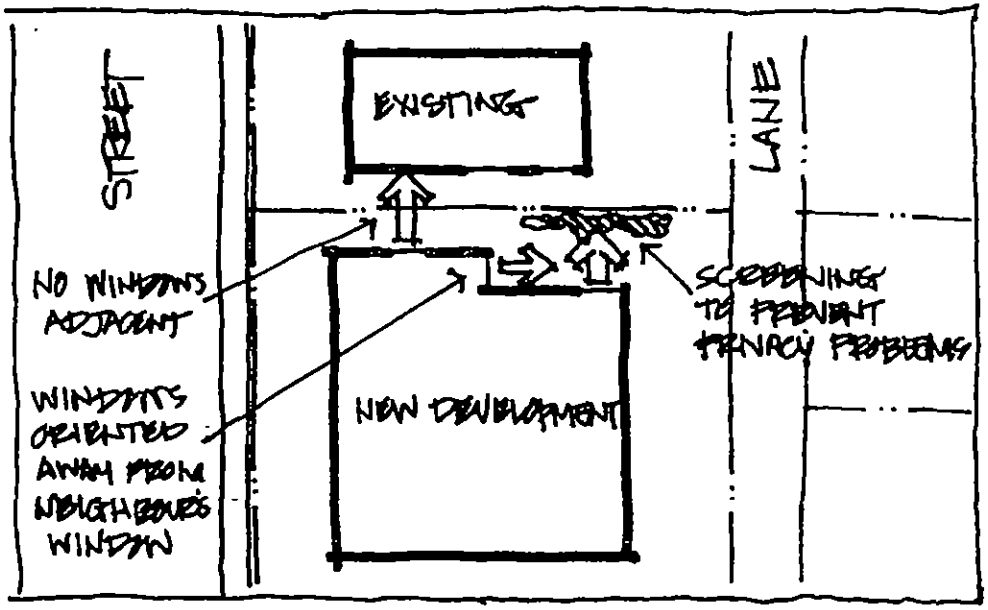
Projections beyond the street wall should not to exceed 5 feet for an open porch or veranda, and 12 feet for an enclosed structure.

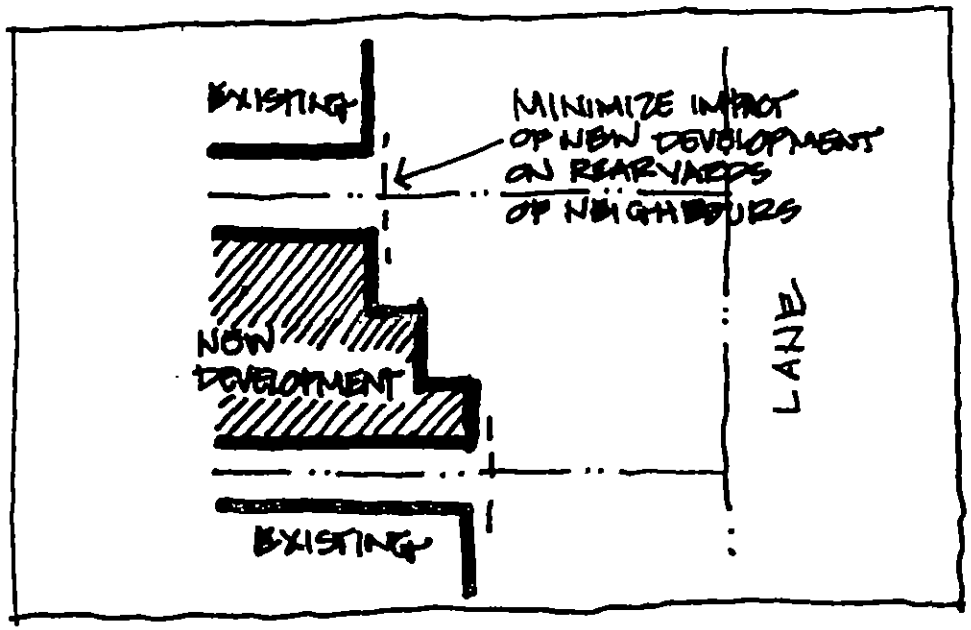


PROJECTIONS IN FRONT OF STREET WALL



DETAIL - TREATMENT OF PROJECTIONS





PROTECT SIDE YARD & REAR YARD PRIVACY

3.7 Side Yards

Many of the existing houses in Maillardville have windows, doors and usable open spaces along the side yards.

New development should:

a) Ensure that the privacy and livability of these houses and other adjacent structures is maintained to the highest degree possible;

b) Respect the privacy of adjacent properties by locating or screening any windows or openings along the side yard so that they do not directly overlook any windows, openings or private outdoor areas;

c) Continue the tradition of exploiting side yards for usable open space.

3.8 Rear Yards

New development at a density greater than that of existing houses can result in increased site coverage. This increase can create problems in terms of overshadowing of adjacent properties. New development can also create privacy problems due to apartment units overlooking adjacent rear yards.

New development should:

a) Respect the privacy and views of existing adjacent buildings by minimizing the impact of any portion of the new building protruding beyond the adjacent rear building line;

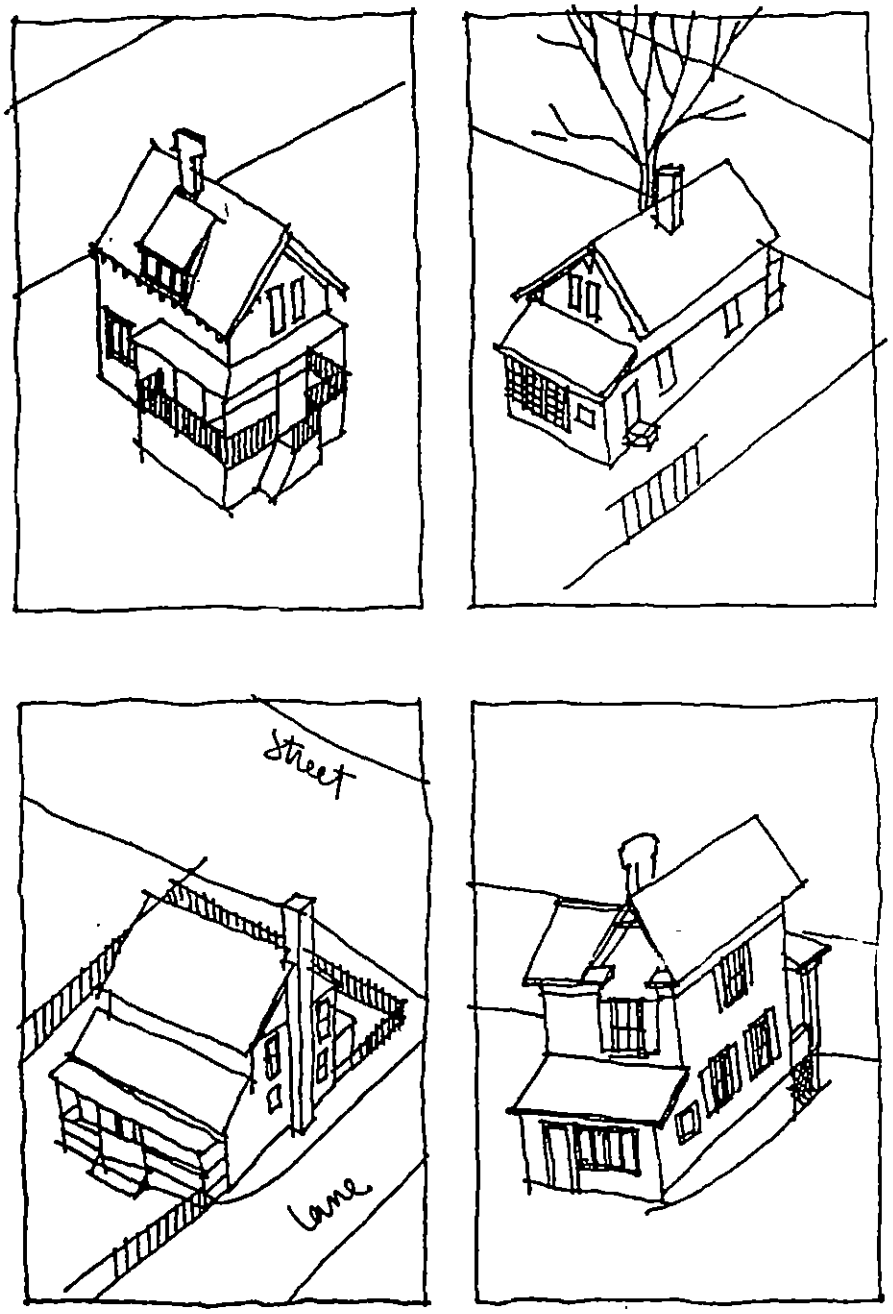
b) Minimize overlooking by screening or orienting windows away from adjacent rear yards when the new development or infill protrudes into the rear yard or beyond the established building line of adjacent buildings.

3.9 Rear Elevations

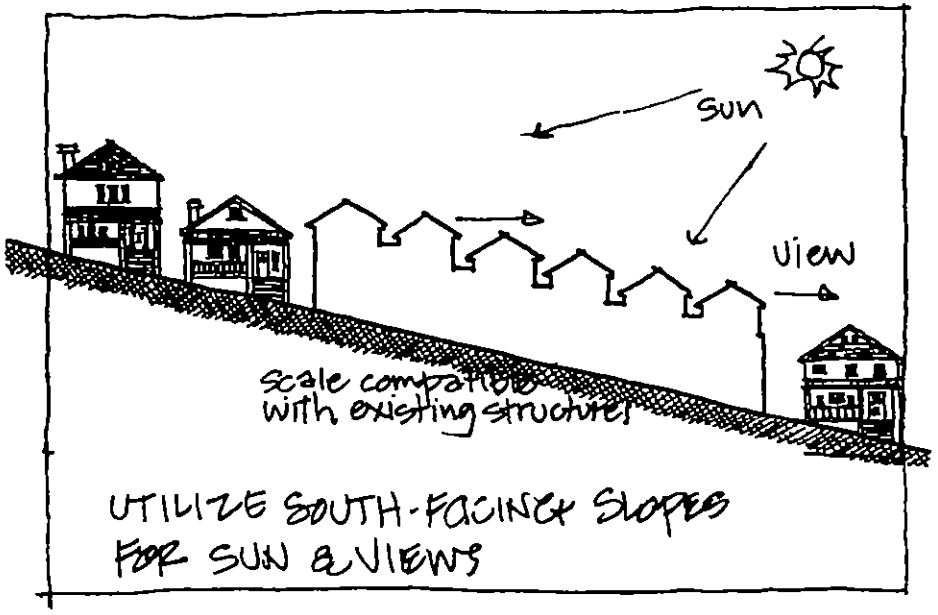
In French Canadian communities such as Maillardville, residents often call on their neighbours at the back door rather than the front, which isused for more formal occasions. The kitchen serves as a gathering place for such informal visits. Houses thus often feature back porches as well as front ones, and outdoor spaces are used for outdoor cooking in warm summer months.

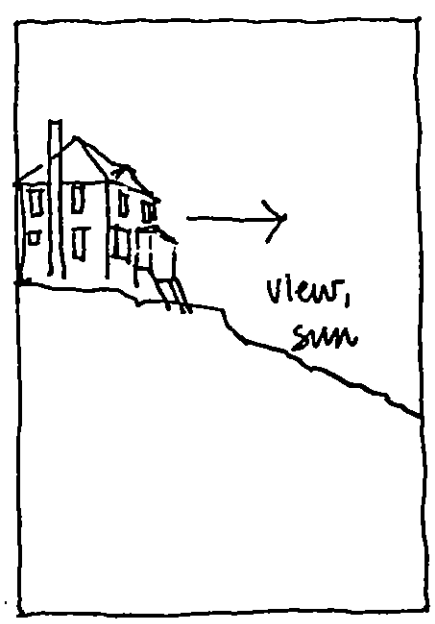
New development should:

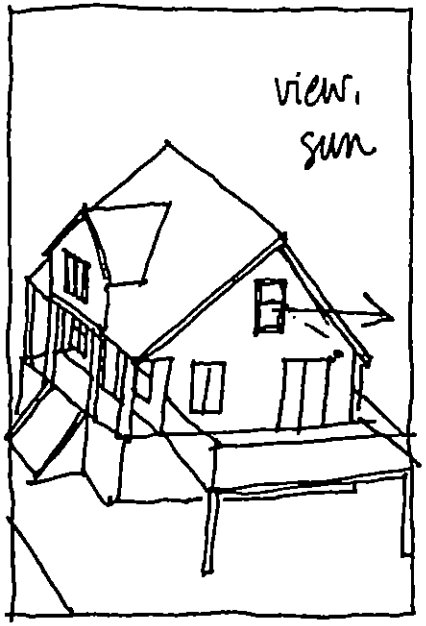
a) Consider the appropriateness of including back porches in conjunction with back doors and rear orientation of kitchens;



EXAMPLES OF TREATMENT OF REAR ELEVATIONS







b) Consider reinterpreting traditional elements with new functions: kitchen breakfast nooks could take on the appearance of glassed-in porches or converted sculleries.

3.10 Topography and View Considerations

Maillardville's topography consists of a steep slope facing south, the most advantageous of all orientations for designs maximizing sun exposure. The scale of the older houses allows them to step down the hill in a manner which respects the topography and gives Maillardville a recognizable character.

Intermediate and distant views of the Fraser River, New Westminster and the hills of Surrey and North Delta are among Maillardville's best features. The foreground views at the base of the hill along the Lougheed Highway and the Trans Canada Highway are not as desirable because of the poor visual image of the adjacent industrial areas.

New development should:

a) Exploit the good intermediate and distant views while at the same time respecting views from existing dwelling through careful siting and massing that minimizes view blockage;

b) Provide a variety of vistas from private windows, balconies and major entrances, without compromising the privacy of neighbours;

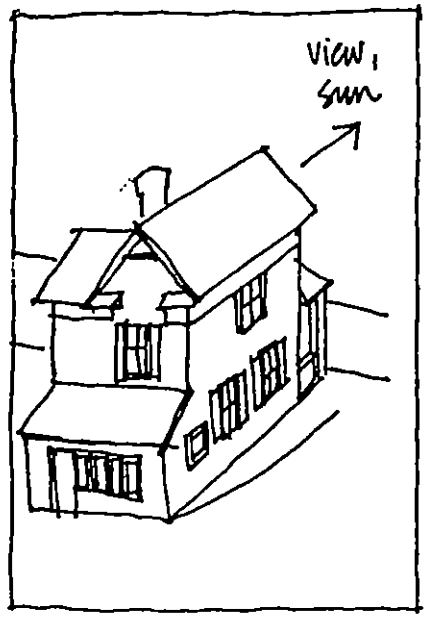
c) Provide sunlight and natural ventilation for individual residences;

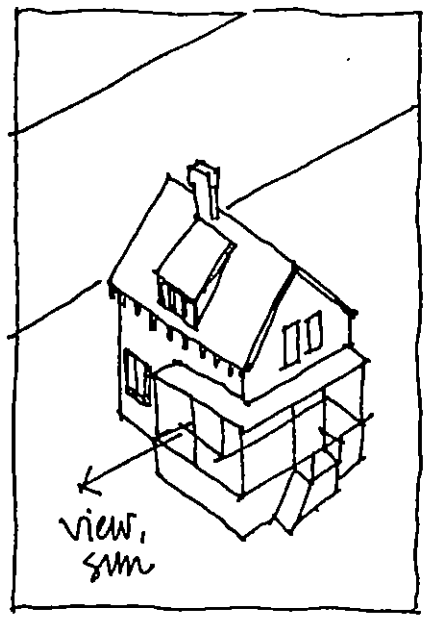
d) Incorporate one or more of the following architectural elements in the design of south facing front or rear elevations:

- gable with extra windows
- covered verandas
- solarium windows
- turrets with panoramic views
- double french doors
- tall narrow windows in twos, threes or fours
- stacked porches
- raised porches with steps down to ground level.

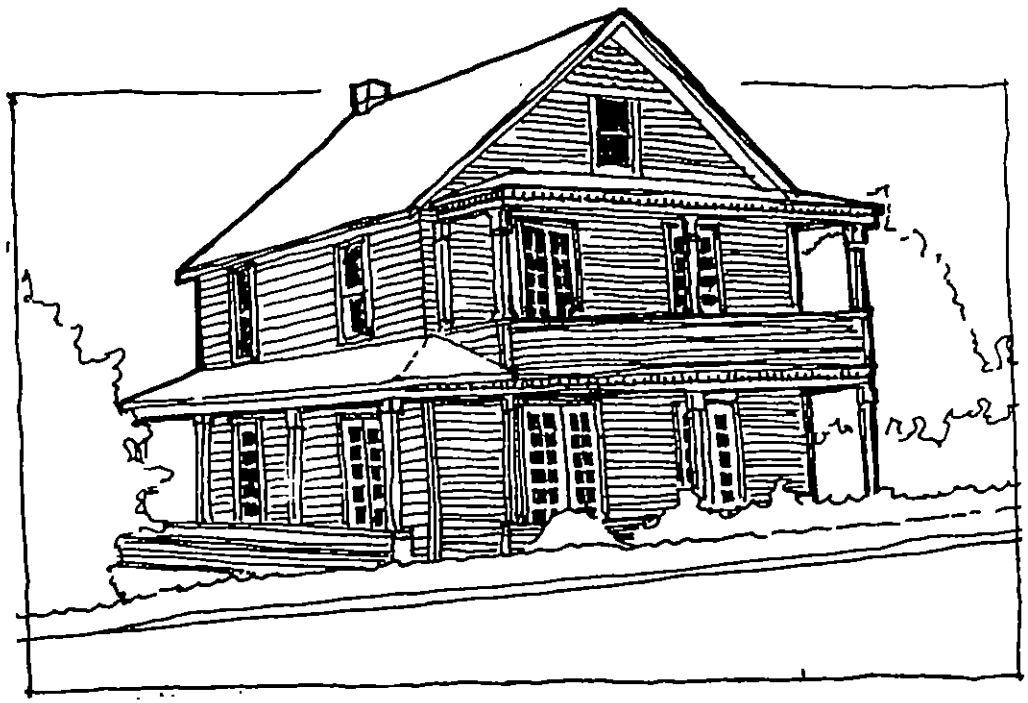
e) Incorporate one or more of the following architectural elements in the design of a south-facing side elevation:

- side gables or dormers with extra windows
- wrap around verandas
- closed-in side porches
- tall narrow windows grouped in twos, threes or fours.





Elements from the preceeding lists may also be considered for inclusion on building elevations that front a private garden, a lane, or a side street.



4.0 DETAILS

4.1 Proportion and Scale

A set of roof pitches evident among the First Settlers' houses combine with a standardized storey height and a more or less constant narrow width of structure to create a readily identifiable sense of scale and proportion.

New development should:

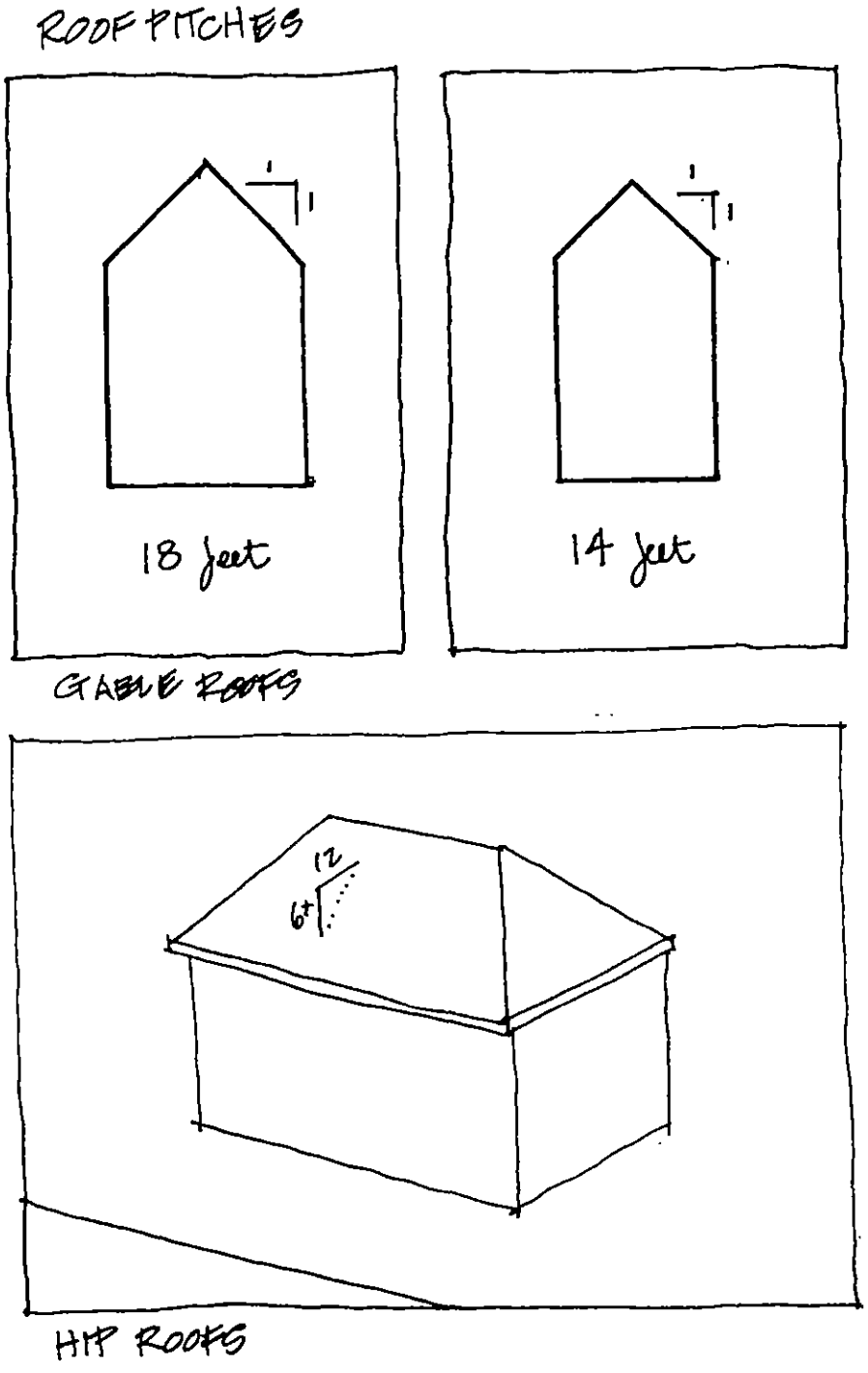
a) Incorporate a 1:1 roof pitch for gable roofs;

b) Incorporate a 6 in 12 or steeper pitch for hip roofs;

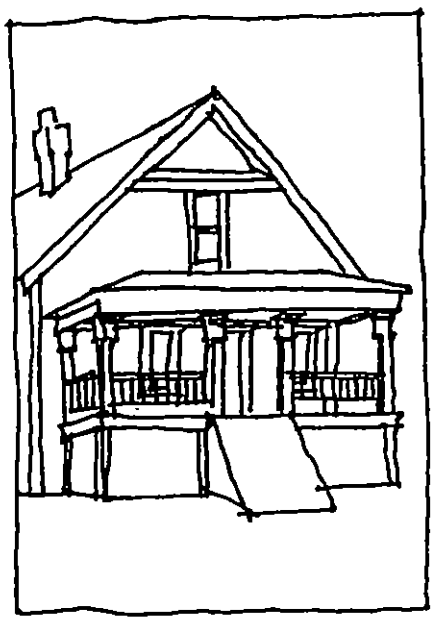
c) Restrict the width of gable fronts to between 14 and 18 feet.

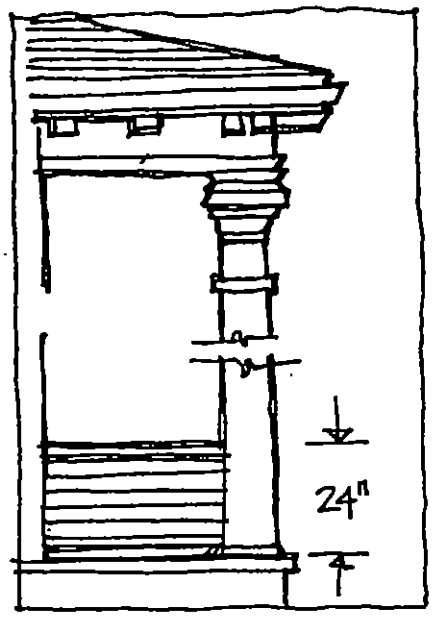
4.2 Color

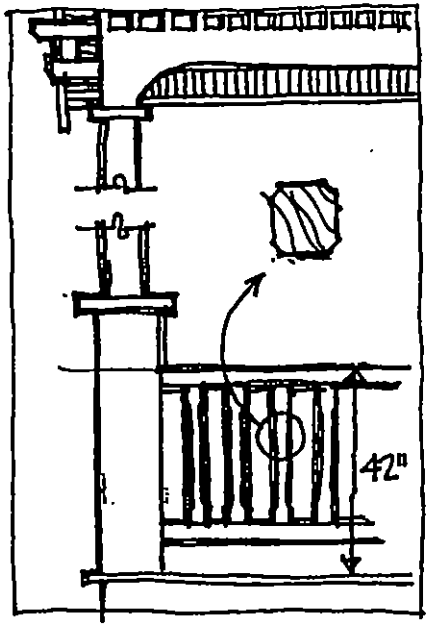
In general, earth tones and natural pigment colors are the most appropriate choice. Certain colors are considered inappropriate for use within the area, such as bright oranges, reds, blues and greens. Primary colors are to be avoided, and fluorescent colors should not be used under any circumstances. Plain white is also to be avoided; it can be a jarring element, especially when used on stucco. An antique or buff-white should be used instead. On stucco facings, a much warmer color should be used.

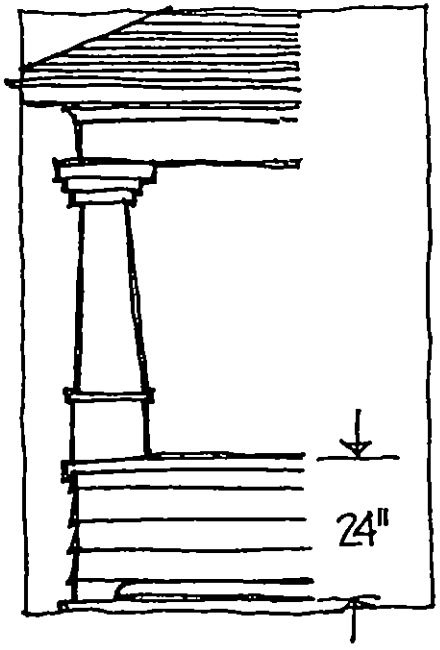


PORCH DETAILS









Colors should generally conform to a "heritage palette", as would have been seen in the early days of the community's history. This palette of recommended colour schemes is available for review in the Planning Department in Municipal Hall.

4.3 Trim and Decoration

Trim and decoration should reflect the nature of wooden construction, as can be seen on some of the existing early buildings of Maillardville.

New development should:

a) Use cornerboards whenever appropriate;

b) Apply decorative detailing in gable ends. This may take the form of fishscale shingling such as may be seen throughout Maillardville;

c) Consider the use of decorated vergeboards;

d) Use trim around all door and window openings.

4.4 Porches

The detailing of porches is felt to be of prime importance to the character of housing in Maillardville. New construction is encouraged to borrow from these examples in striving to achieve compatible design.

4.5 Doors and Windows

For all new construction, it is recommended that wooden windows and doors, traditional in appearance and detailing, be used. These need not be exact reproductions, as long as they are in sympathy with the character of historic construction. Windows should be inset in a traditional manner; they should not be flush with the facing material. windows of odd shape or random placements are strongly discouraged, while wooden sash windows with a historic look are strongly encouraged.

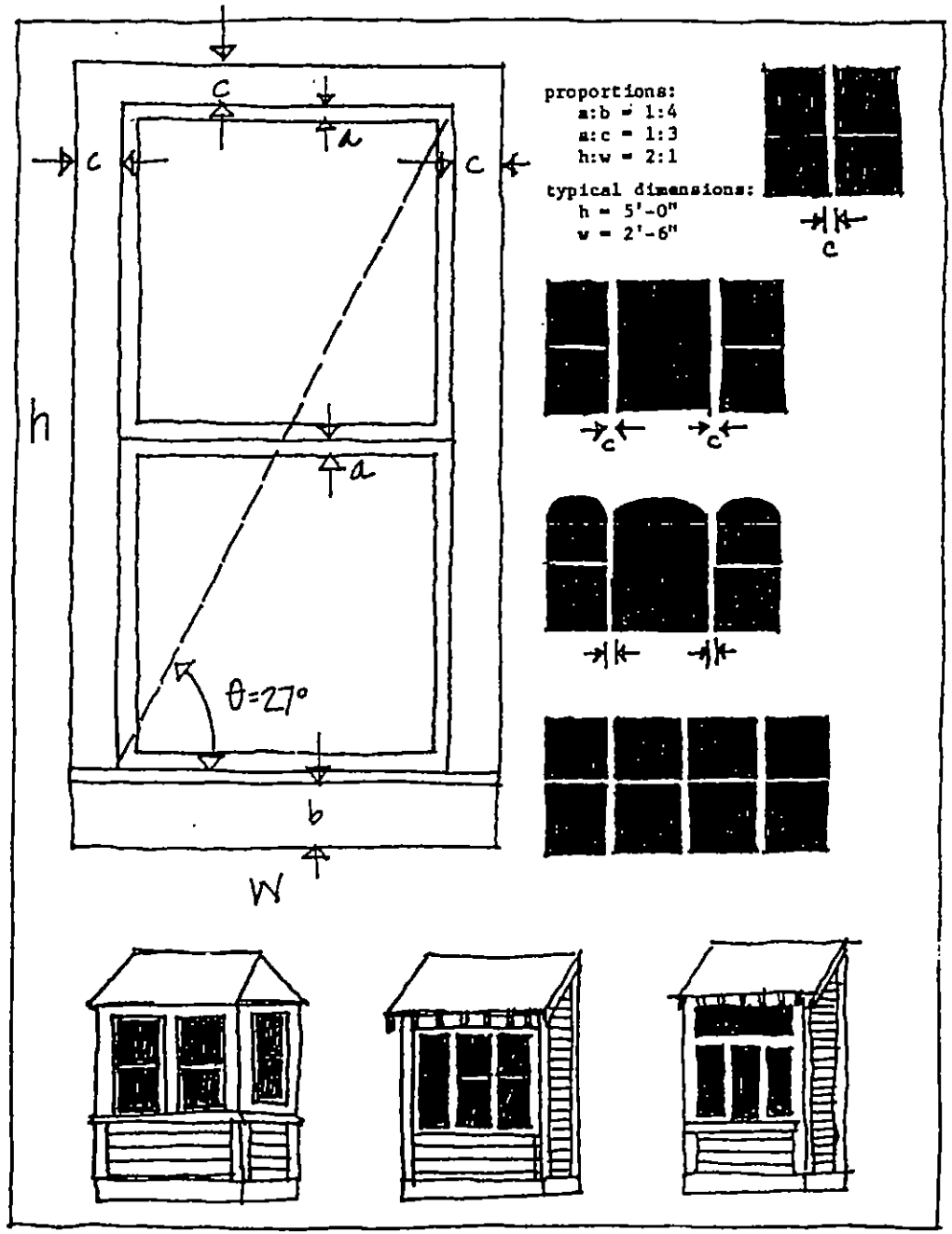
Wherever conditions permit, front doors to ground-oriented units are to be oriented to the facing street. In instances where private open space, such as a patio, faces the street, the sense of desired formality should be maintained through the use of French doors rather than sliding glass doors.

New development should:

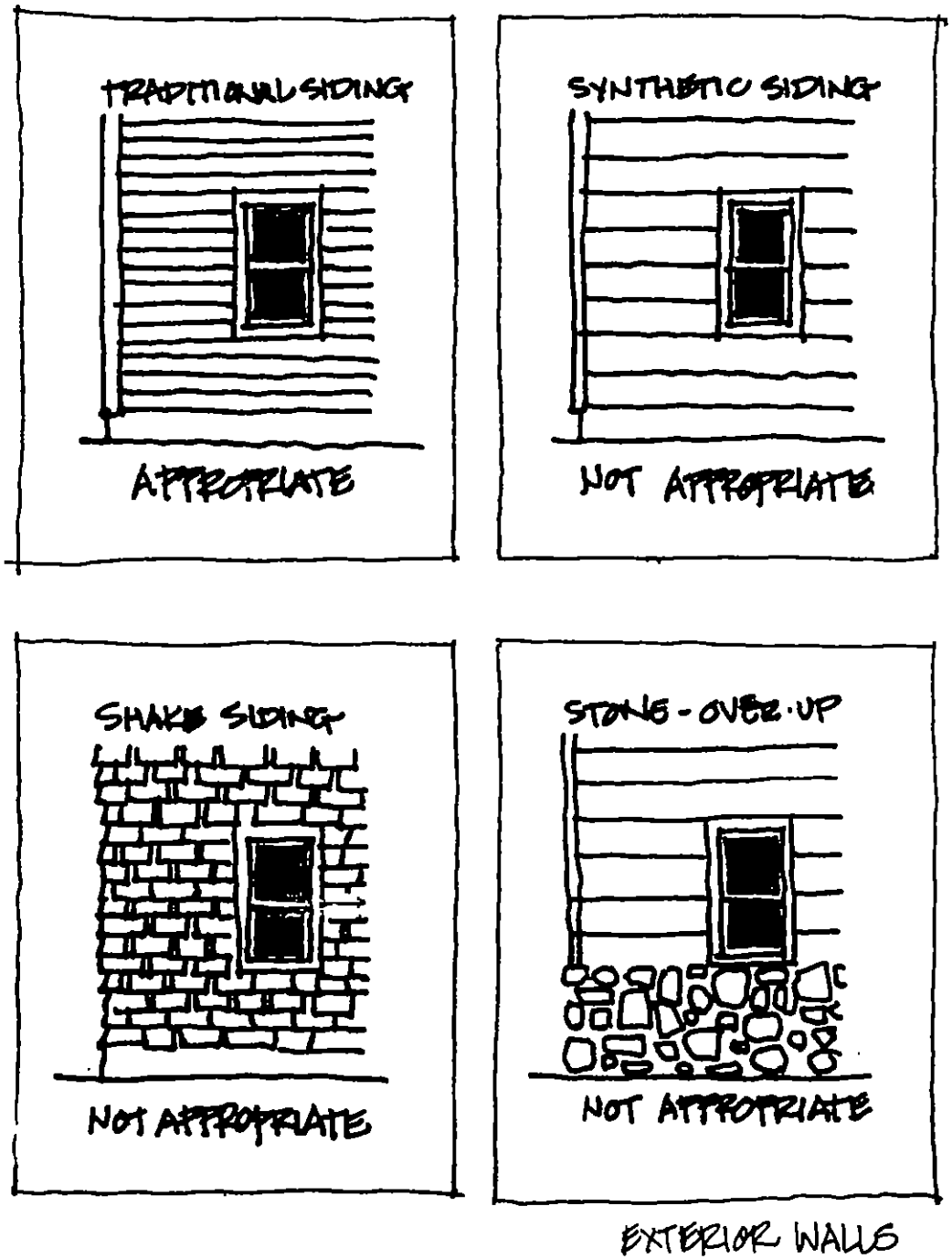
a) Use wood windows and exterior doors whenever possible. French doors should be used rather than sliding doors;

b) Have adequate reveals that echo traditional construction techniques, rather than flush window treatments;

c) Have windows that are multi-paned whenever possible;



TALL WINDOWS



EXTERIOR WALLS

d) If metal windows are to be used, they should have a thick profile that resembles traditional wooden windows;

e) Place transom bars in the centre of windows;

f) Use windows of vertical proportions. Large window areas should be proportioned to resemble a series of combination of traditional double hung sash windows in twos, threes and fours.

4.6 Siding

The following materials are strongly encouraged for siding applications:

a) Wood to be used whenever possible. Smooth finish wood, preferably to resemble lapped weatherboards, 4" to 6" (10 cm to 15 cm) to the weather, or resembling traditional drop siding, with a width of less than 6 inches (15 cm). Cedar shingles may also be used as a siding material if appropriately detailed;

b) Stucco, if it is to be used, should be treated as a panel material, bordered with wood trim around all edges.

The following materials may also be considered appropriate for siding use, depending on application:

c) Red, yellow or buff common face brick;

d) Concrete: only when detailed into smaller surface areas, or covered with a facing material;

e) Stone: when used in an appropriate historical fashion;

f) Metals: as a secondary material or trim only;

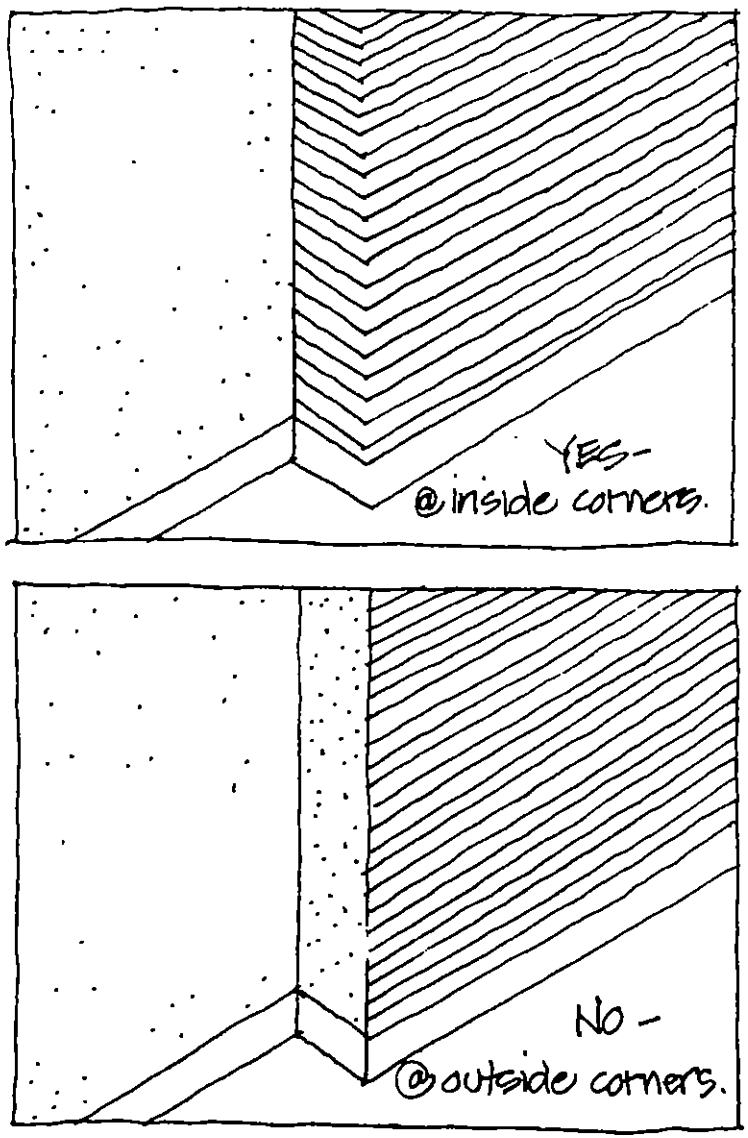
g) Tile: as a decorative element only;

h) Vinyl or aluminum siding: when used to resemble traditional wood sidings. It should be used in conjunction with cornerboards and other trim detailing, and should be flat rather than fake "wood grain";

i) The following materials and treatments should be considred as **inappropriate** for use as siding:

- New "antique" style brick
- Out-of-scale masonry units, ie. giant brick or concrete block
- Textured, swirled or heavily stippled stucco
- Corrugated or sheet metal siding
- Vertical or diagonal wooden sidings
- Split cedar shakes as siding
- Unfinished cedar siding
- Wide profile wooden siding, over 6" (15 cm)

EXAMPLE OF TRADITIONAL DETAILS



CHANGES IN EXTERIOR MATERIALS SHOULD OCCUR AT INSIDE RATHER THAN OUTSIDE CORNERS.

- Plywood as a primary material
- Jagged, rough-cut or random ashlar stonework
- Sprayed stone chip or stone chip panels
- Mirrored or reflective glass
- A mixture of many different materials.

j) Where more than one exterior material is used, changes in materials should occur at inside rather than outside corners;

k) The appropriateness of material is not determined by these basic criteria alone. The following materials treatments and structural systems should also be discouraged.

- Glass curtain walls or ribbon windows
- Expanses of plate glass
- Expanses of stucco
- Expanses of concrete
- Out-of-scale masonry units, such as concrete blocks or giant bricks
- Long-span structural openings
- Thin profile metal balusters and railings.

Roofing

The roof is a very important element of the building, not only for its functional and

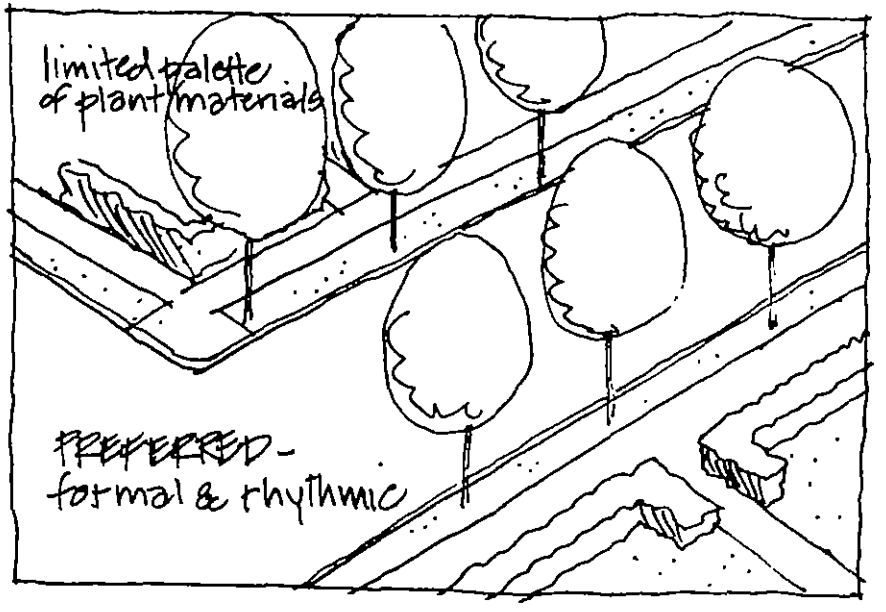
symbolic aspects, but also for its visual qualities. Efforts should be made to utilize traditional roofing materials in new developments, preferably cedar shingles. If budget constraints preclude use of such roofing materials, those modern materials that come closest in texture, color, and overall appearance should be selected.

Standing seam metal roofing, in subdued colours, is also acceptable as a roofing material. (See Section 4.1 regarding acceptable roof pitches.)

4.8 Landscaping, Screening and Fencing

Maillardville's front yards were treated in a formal manner with lawns to act as visual open space from the street. Low picket fences were used to demarcate public from public space. Some recent developments have used landscaping, fencing treatments and materials that are not characteristic of the area.

A primary means of integrating new development within the fabric of the community is to retain mature trees, especially at the boundary of the site. Where new landscaping is required, formal arrangements of trees and trimmed hedges are strongly encouraged. Also, in order to permit light penetration during winter months, deciduous trees are preferred over conifers. As in the case of exterior building materials, a limited



LANDSCAPING

palette of tree species is preferred to one with a large number of different species.

Formal arrangements of trees planted in street boulevards are encouraged. Different species of trees can be used to heighten the individual character of streets, for instance, a flowering fruit tree on one street, red maple on another, and so forth.

Ground level units in new developments and conversions do require some screening to ensure privacy for both the units and their associated open space areas. Unfortunately, this often results in a series of walls and screens blocking views of the building from the street, and a barren property line condition that is out of character with the area. The closing of views to ground level units could also result in security problems by reducing visibility from the street.

New development should:

a) Incorporate landscaping treatments that are simple and in character with the area and avoid using uncharacteristic materials such as bark mulch, gravel and low-maintenance ground cover;

b) Provide privacy for ground-level units while creating visual interest along the street edge;

c) Use screening materials that allow views and sunlight to penetrate, especially when close to the sidewalk. Picket-type and lattice work screens are preferable to solid fences. Trimmed broadleaf evergreen hedges are preferable to other shrubs or screening materials.

Note: Applicants should refer to the Coquitlam Zoning By-Law regarding specific restrictions governing heights and placements of fences and landscaped screens on the site.

Fraser Mills and Maillardville housing traditionally used picket fences of square top or pointed picket profile.

New development should:

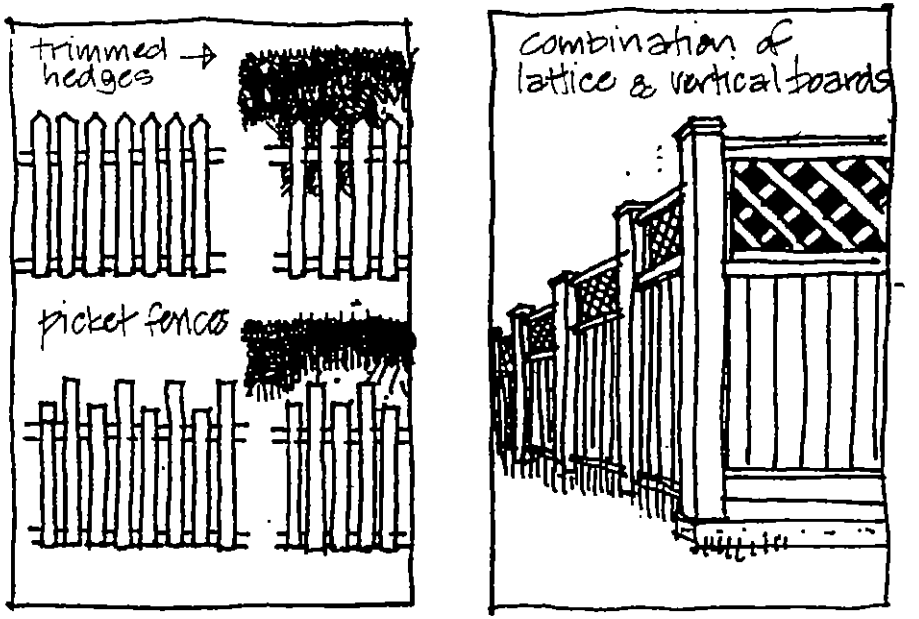
a) Use unobstructive fences, combined with landscaping whenever possible, and have appropriate traditional-style gates, or

b) Use picket fences, either pointed or square-top;

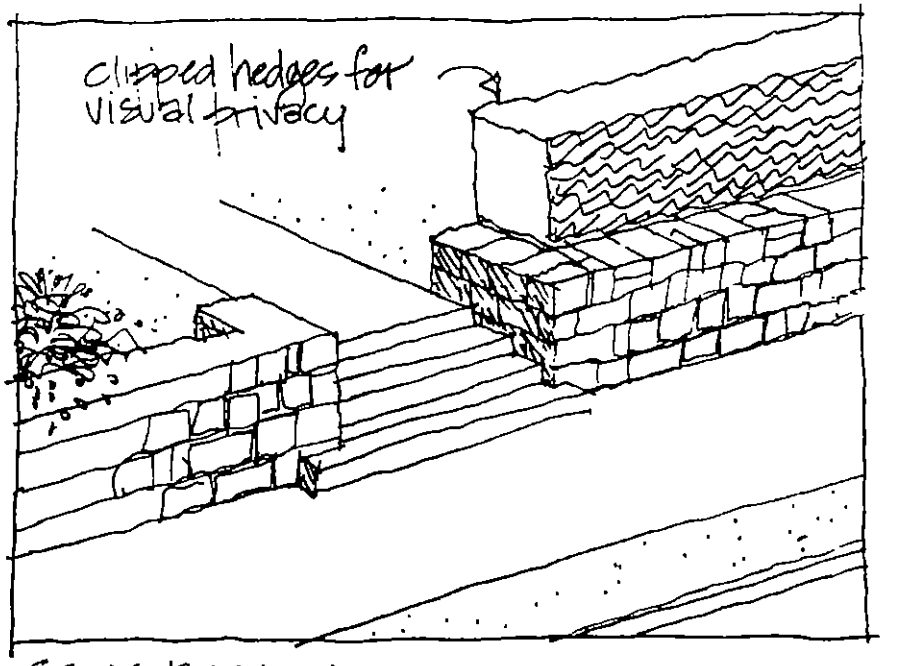
c) Use stone for low retaining walls, rather than concrete or railway tie cribbing.

4.9 Satellite Dish Antennas

It is generally recognized that satellite dish antennas are inherently obtrusive and incongruous within an area of historic older buildings. The following guidelines should be



EXAMPLES OF PREFERRED FENCES



STONE RETAINING WALLS

used to minimize their impact on the character of the area:

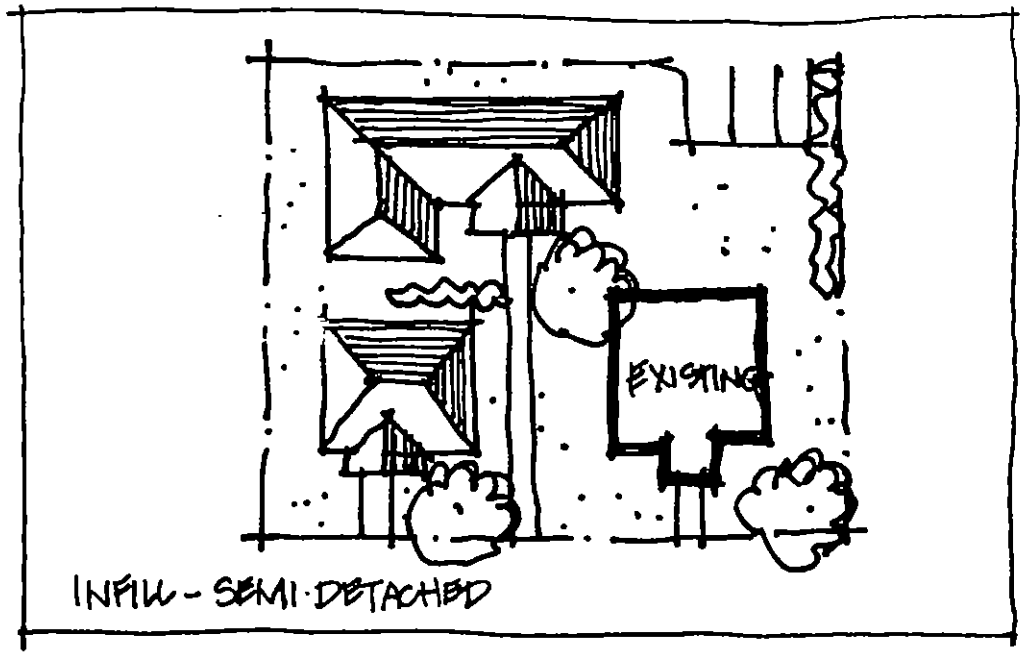
a) Colour

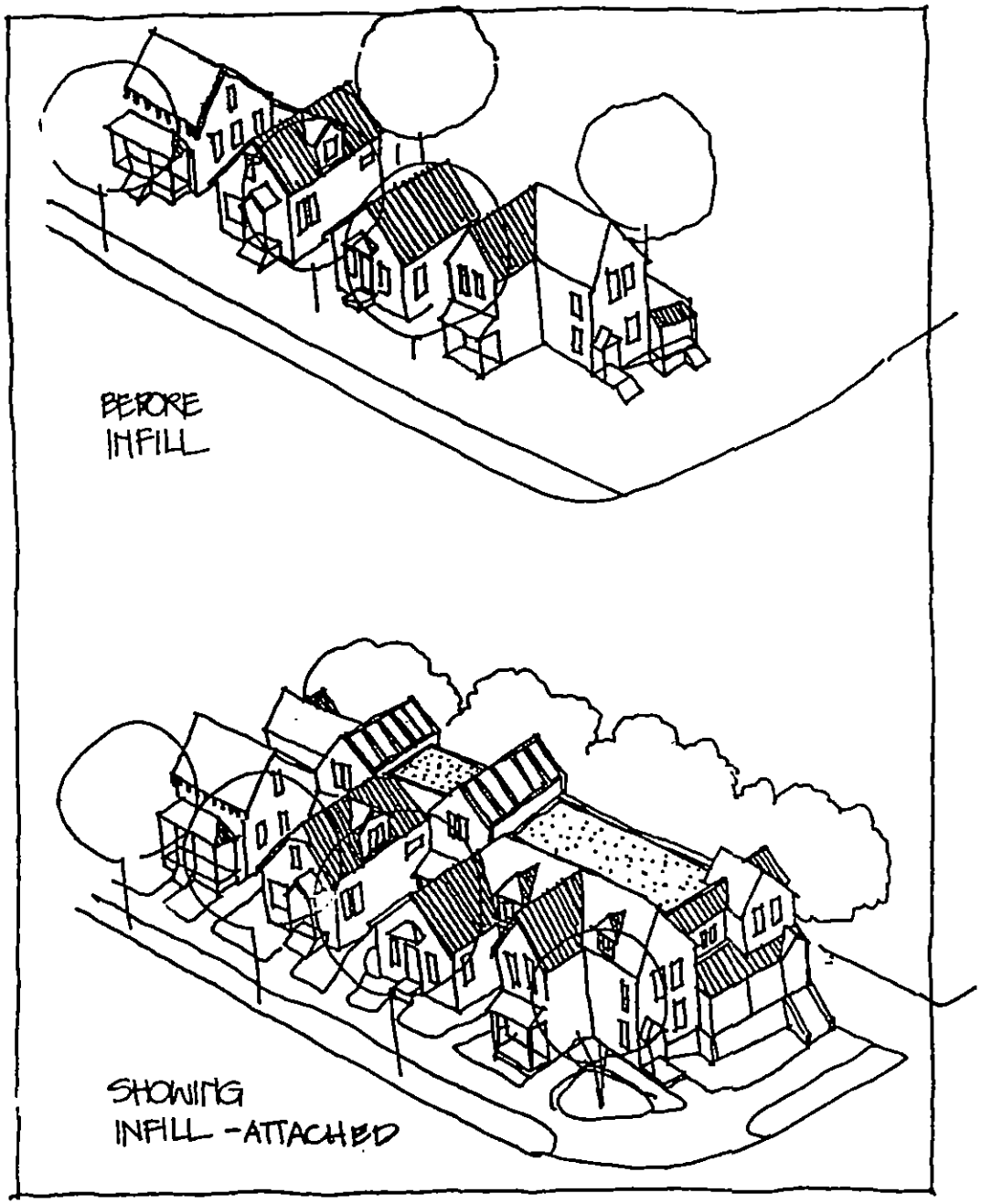
The dish antennas should be painted to match the surrounding environment, or else in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or reflective surfaces should not be considered acceptable.

b) Location

Dish antennas should be placed on the least visible part of the property. They should not be visible from primary street facades. If this cannot be avoided, they should be fully screened. Connecting cables and wiring should similarly not be visible. If the dish is located at ground level, a solid or lattice enclosure should screen it in a style that is appropriate to the area and to the building. In addition, landscaping should also be used to minimize the impact of the dish.

These are general guidelines only, and each satellite dish treatment must conform to the City of Coquitlam Zoning Bylaw No. 1928, 1971 as amended or replaced, together with the requirements of these guidelines.


EXISTING
INFILL - SEMI-DETACHED



5.0 BRUNETTE AVENUE AND OPPORTUNITIES FOR NEW CHARACTER: SPECIAL CONSIDERATIONS

5.1 Brunette Avenue

The presence of a number of significant older houses on Brunette Avenue calls for sensitive attention for new development. The opportunity for creative retention and rehabilitation of these houses, through infill development behind or adjacent to them, helps achieve a central objective of these guidelines: the preservation of the existing character of the community.

The illustrations indicate how a row of existing houses may be integrated through infill into a multi-family development. There are many examples of how this technique has worked to the mutual advantage of the community and the marketplace.

In addition to infill approaches, the Brunette Avenue area also offers a number of locations where townhouse or apartment developments may be designed with the alternate French Canadian character described above. Again, however, such new developments should be designed with a high degree of compatibility with existing significant older buildings in the vicinity.

New development in this area should:

a) Orient units to streets rather than inward;

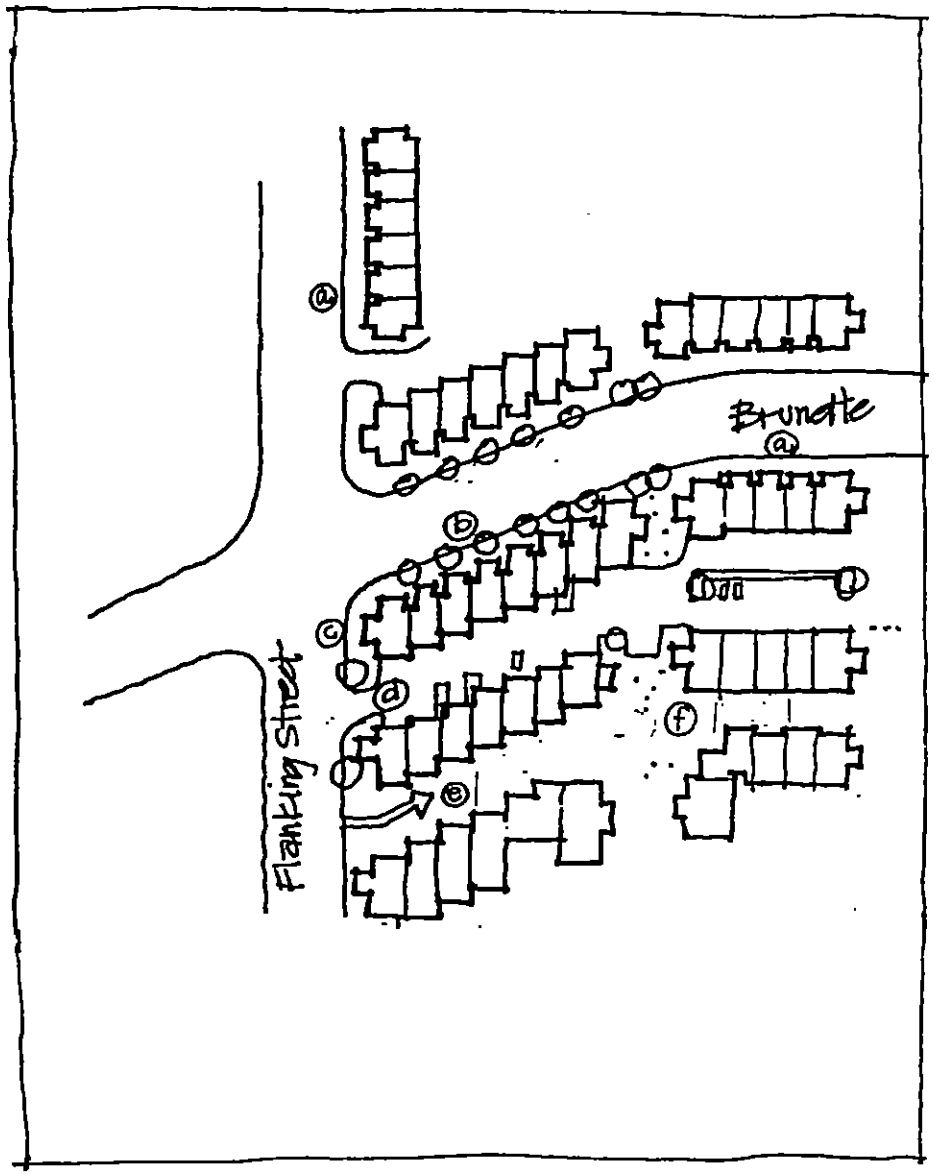
b) recall single-family house types, with staggered rhythm created by the diagonal of Brunette Avenue;

c) have end units which turn the corner with special architectural features (towers, turrets, etc.);

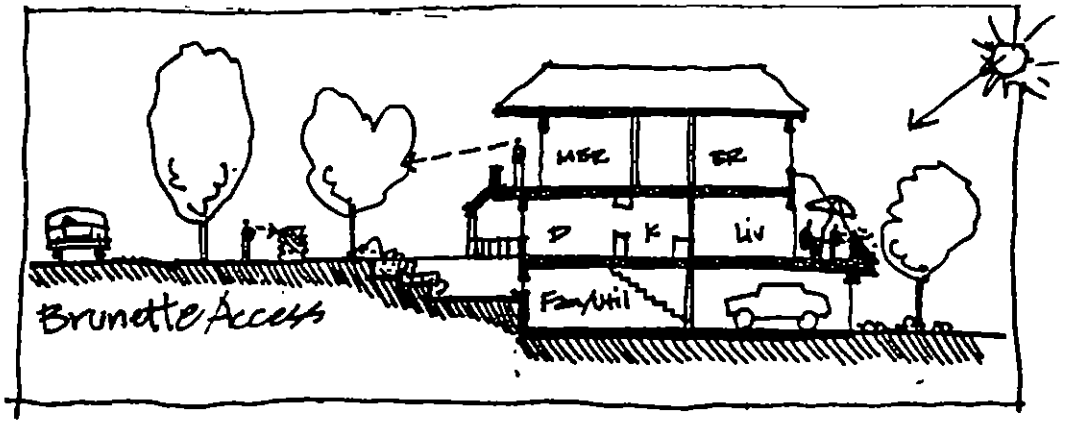
d) provide vehicular access from flanking streets, which are extensions of existing streets;

e) where street access is not possible, access to individual units or buildings may be from pedestrian mews or allees;

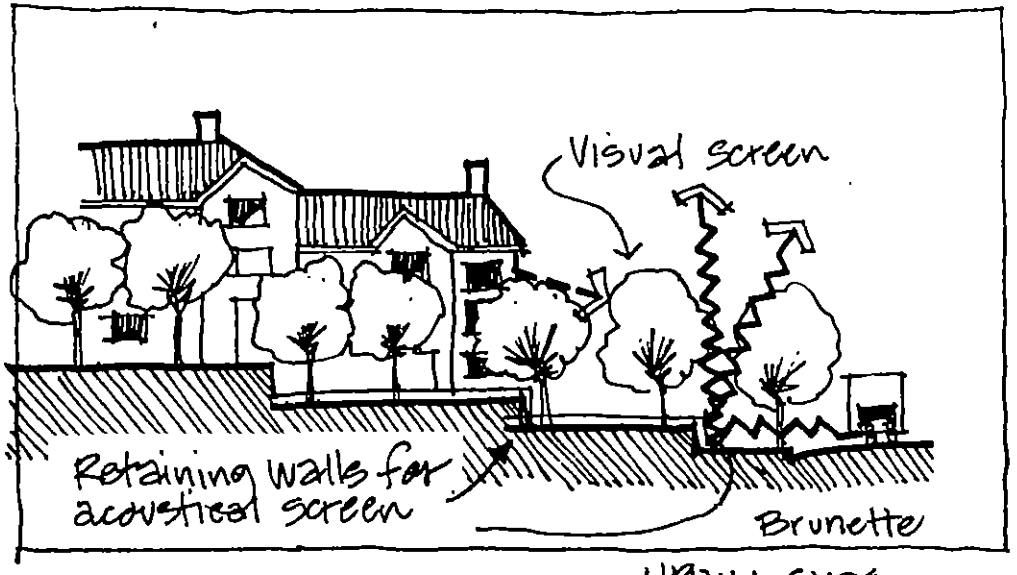
f) provide both private outdoor space directly accessible from each unit as well as common open space for supervised children's play, etc.



RECOMMENDED LAYOUT FOR STREET-ORIENTED TOWNHOUSES



DOWNHILL SIDE



UPHILL SIDE

5.2 Pedestrian Access from Brunette

Reconstruction of Brunette Avenue in recent years has raised the level of the street, such that existing houses on the downhill (south) side appear to be in a hole. Recent townhouse developments have had the same problem relating the actual grade of the site with the adjacent grade of Brunette, also resulting in a poor relationship to the sidewalk level.

New development should:

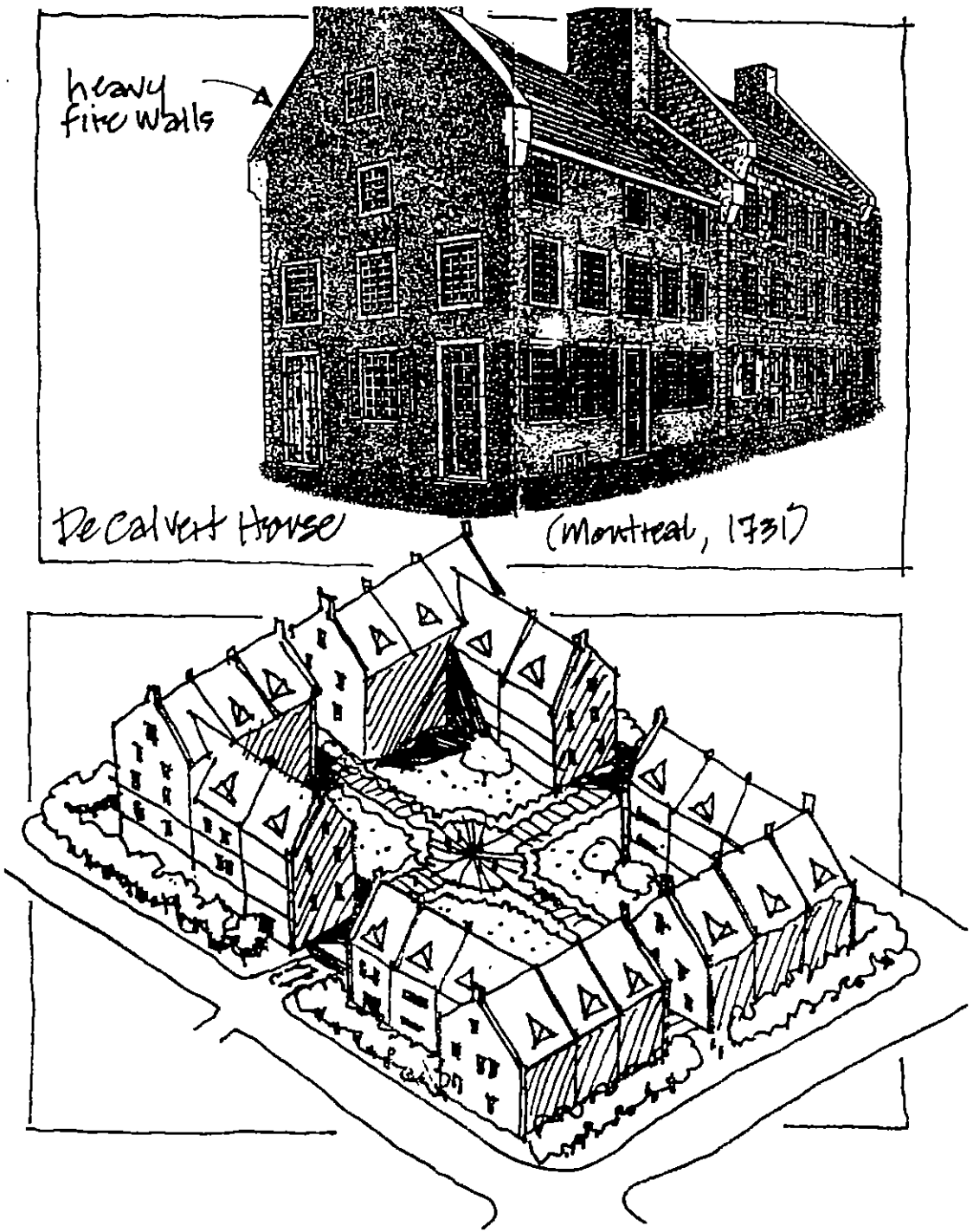
a) Orient the front entry such that a front door is located at the level of the sidewalk;

b) Utilize the slope creatively by considering internal arrangements that place spaces requiring acoustical or visual privacy away from the street;

c) Employ a range of methods and techniques to minimize noise impacts, such as solid guardrails, double-glazed windows, and wall insulation.

5.3 New Character Areas

For these sites, one example is the typical French-Canadian townhouse, a useful prototype for both townhouse and apartment developments. The prototype is characterized by thick fire walls, steeply pitched roofs with dormers, and punched windows with shutters.



The Chateau Style and the Second Empire Style are two other architectural styles derived from French models which may lend themselves to sensitive adaptation to multi-family housing forms, especially apartment buildings. However, special attention and care must be taken in the use of such revival styles, in order to avoid trite or Disneyland-type effects. Restraint in ornamentation is essential.

The part of the original subdivision plan south of Brunette Avenue has never been completely realized. Future new development in this area has the opportunity to complete this pattern through the introduction of circulation systems and building types which reinforce the intentions of the original settlement.

Hillside locations of potential sites for new character lend themselves to structure or underground parking facilities. Stepping buildings down the hill would reduce their overall mass and provide view opportunities for individual units.

5.4 Building Mass

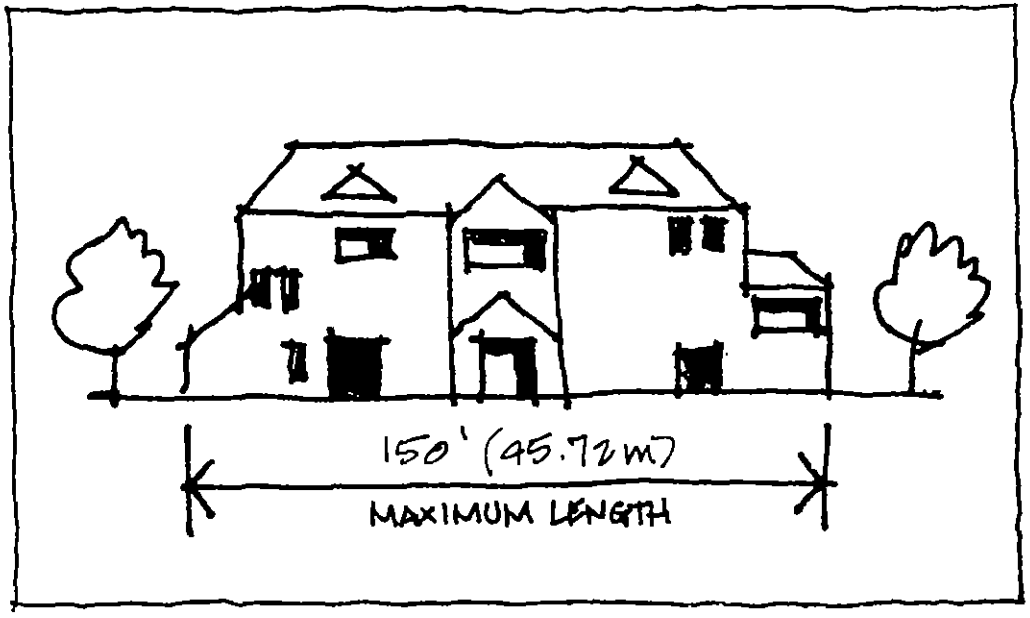
Massing of buildings should be kept to a generally low profile, in order to permit both sunlight penetration to neighbouring open space and view opportunities from uphill units. Taller buildings should be placed uphill from lower ones for the same reason.

5.5 Building Height

Buildings in general should be kept to a maximum height of 11.0 m (36 feet) or three-storey height, to respect the intended neighbourhood scale.

5.6 Building Length

The maximum length of any multi-family residential building should not exceed 150 feet (45.72 metres) at its maximum dimension.



Long buildings should also incorporate a rhythm of projecting bays that relate to the scale and massing of traditional house forms in the community.

Individual Dwelling Units

The layout and interior planning of individual dwelling units is a very important aspect of the liveability of a multiple family development. New developments should provide each individual dwelling with such features as:

a) A clearly identifiable door on the street and individual (not shared) entrances;

b) An unambiguous distrinction between private and public open space;

c) Direct access from each unit to a yard or roof terrace for usable private open space. Failing this, a large balcony for each unit should be provided. This open space should be screened to provide some privacy from neighbours;

d) A variety of views, ensuring that long range and close up views of private outdoor spaces are provided;

e) Direct access from parking to dwelling for at least one car;

f) A minimum of two sides for each unit of exposure for ventilation (dual aspect, through ventilation), and of adequate sun orientation for natural light (both aspects on an east-west axis, or one with southern exposure);

g) Adequate storage space within each unit, or otherwise in a manner that provides security;

h) Laundry facilities, either within each unit or in a common laundry room of adequate size. The laundry room should have natural light and possibly associated outdoor play space for supervised child care.