

Southwest Housing Review

Virtual Information Session

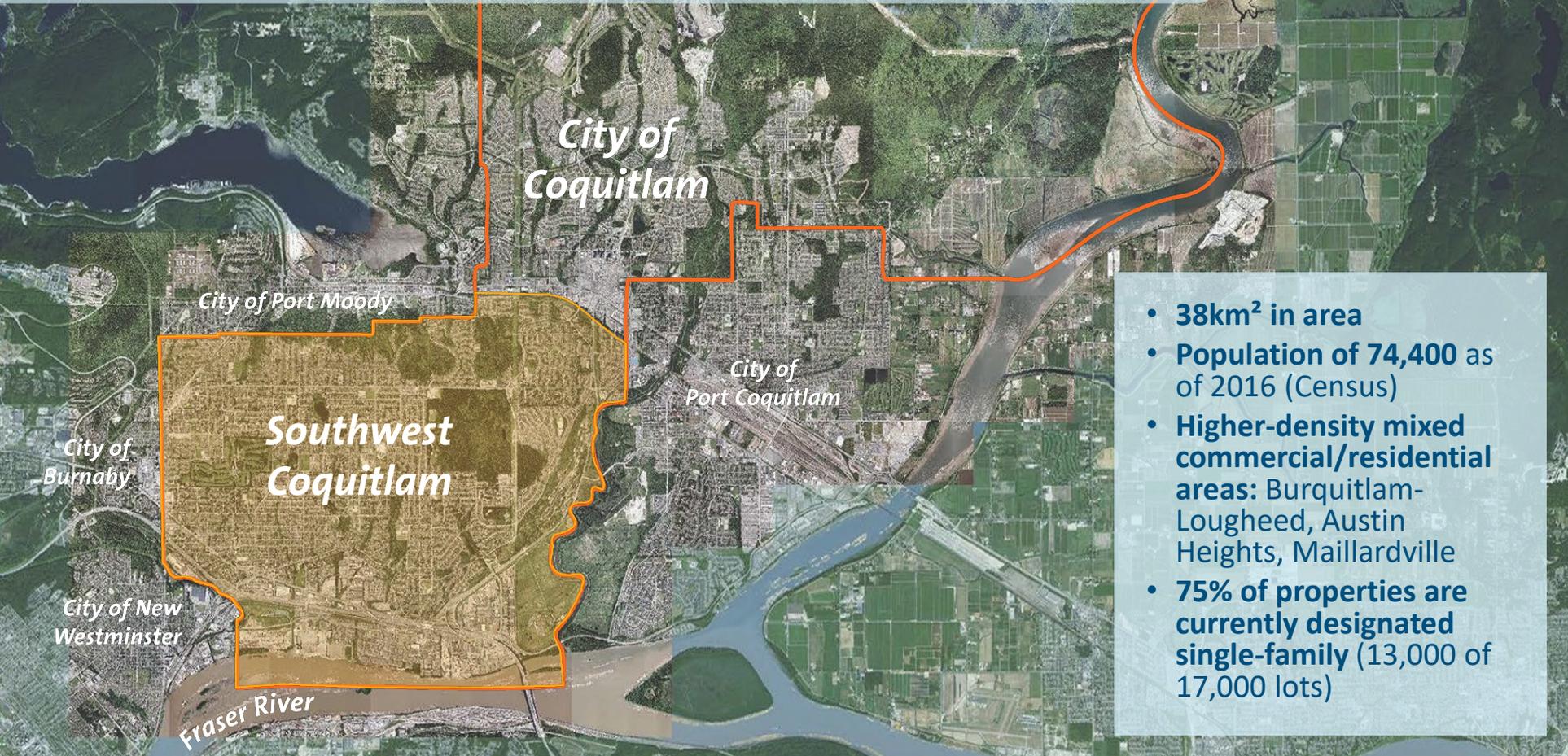
November 7, 2020 &
November 17, 2020



Doc# 3861264

Coquitlam

Where is Southwest Coquitlam?



- **38km² in area**
- **Population of 74,400 as of 2016 (Census)**
- **Higher-density mixed commercial/residential areas:** Burquitlam-Lougheed, Austin Heights, Maillardville
- **75% of properties are currently designated single-family (13,000 of 17,000 lots)**

Population Trends

+9.8%



Coquitlam
Citywide

+2.5%



Southwest
Coquitlam

-1.5%



Southwest
Coquitlam
Youth
(ages 0-14)

Families with children are needed to support schools and other important infrastructure.

Change in Population (2011-2016)

Housing Affordability

\$1.24M

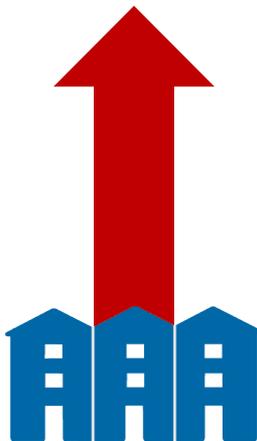
80%



Single Family

\$696K

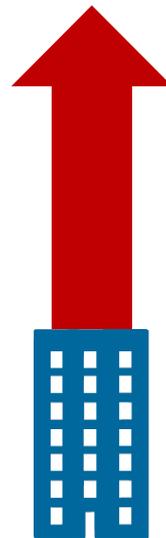
76%



Townhouse

\$531K

108%

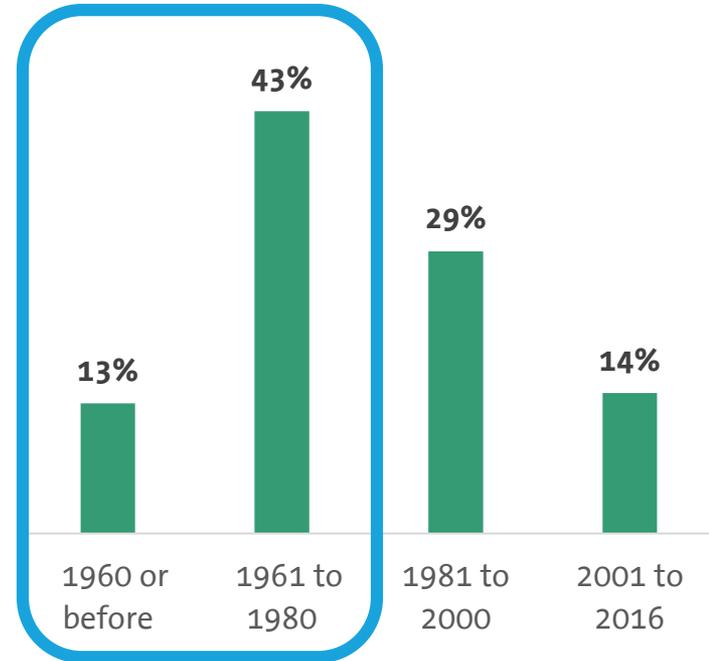


Apartment

Change in Coquitlam Benchmark Prices (2011-2020)

Housing Trends: Age of Housing

- In 2016, over half (56%) of Southwest Coquitlam's homes were built prior to 1980.



n = 27,695

Source: Census 2016

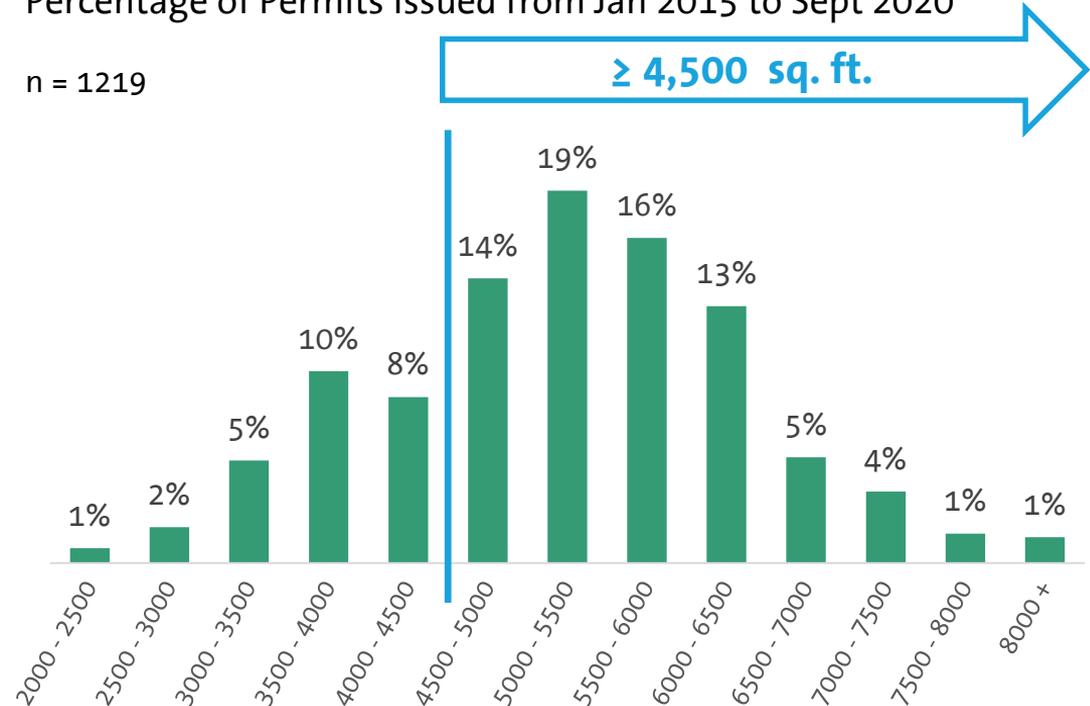
Housing Trends: Size of Newly Constructed Houses

Older single-family houses in Southwest Coquitlam are being replaced by much larger single-family houses

- Since 2015, 73% of permits issued for new houses at least 4,500 sq.ft.
- Permitted house size limited to 5,500 sq.ft. as of July 2019
- 2020 to date: 74% of permits issued for houses at least 4,500 sq.ft.

House Sizes in Southwest Coquitlam by Floor Area (sq.ft.)
Percentage of Permits Issued from Jan 2015 to Sept 2020

n = 1219



Housing Trends: Summary

- Change is happening in Southwest Coquitlam neighbourhoods
- Is that change meeting the needs of current and future residents?



Reviewing housing & development options in Southwest Coquitlam

- What is the future of housing in this area of the City?
- Who will live here and what types of homes will they need?
- Where will these homes be located? Which areas will support more people and which areas will stay about the same?
- What types of transportation and community facilities will be needed?
- How will these diverse neighbourhoods of Coquitlam be connected?

Project Scope: 4 Work Streams



**Corridor
Development
Strategy (CDS)**

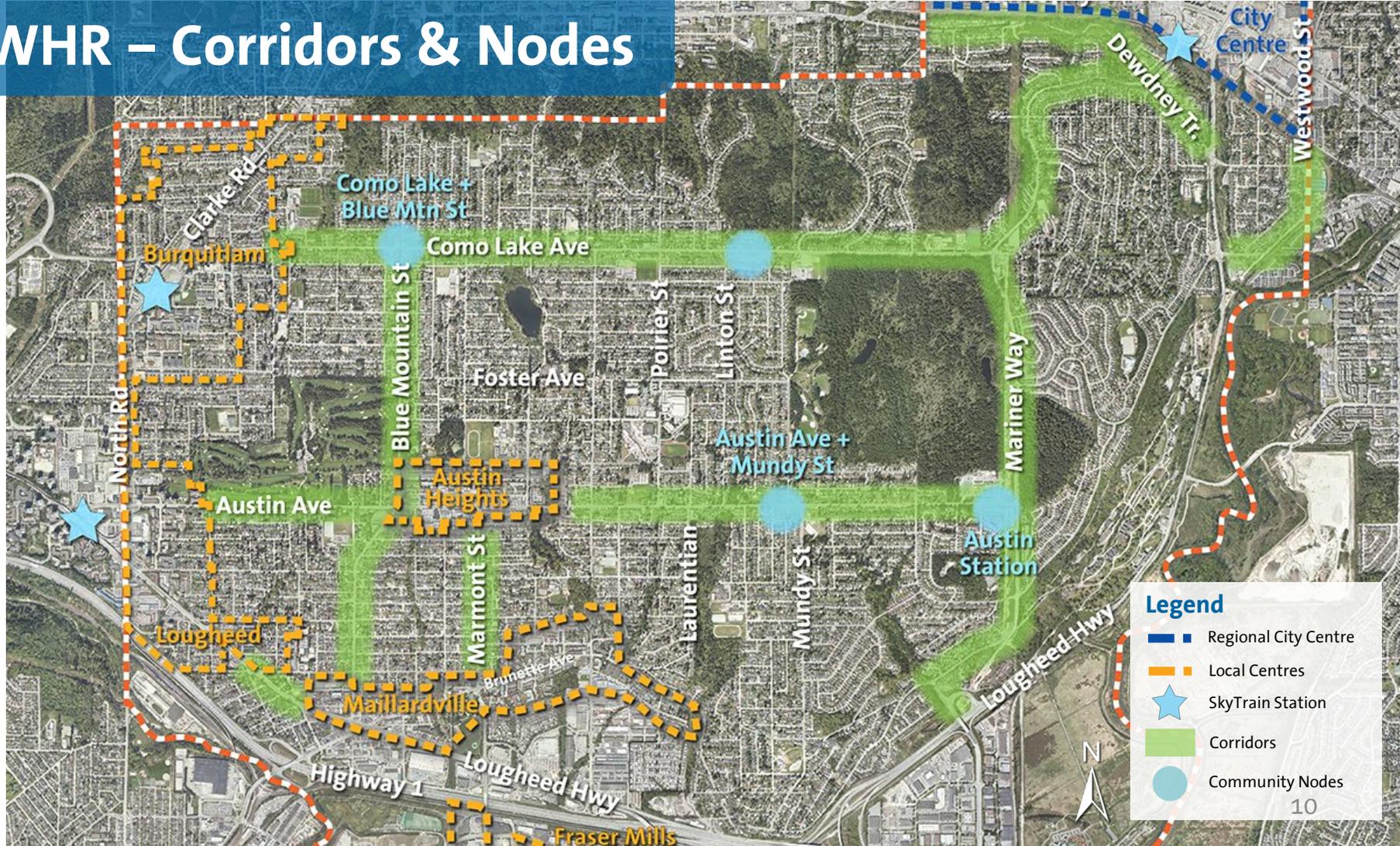
**Neighbourhood
Pockets**



**Housing Choices
Expansion**

**Detached
Housing
Alternatives**

SWHR – Corridors & Nodes



Neighbourhood Pockets

Miller-Grant

Whiting-Appian

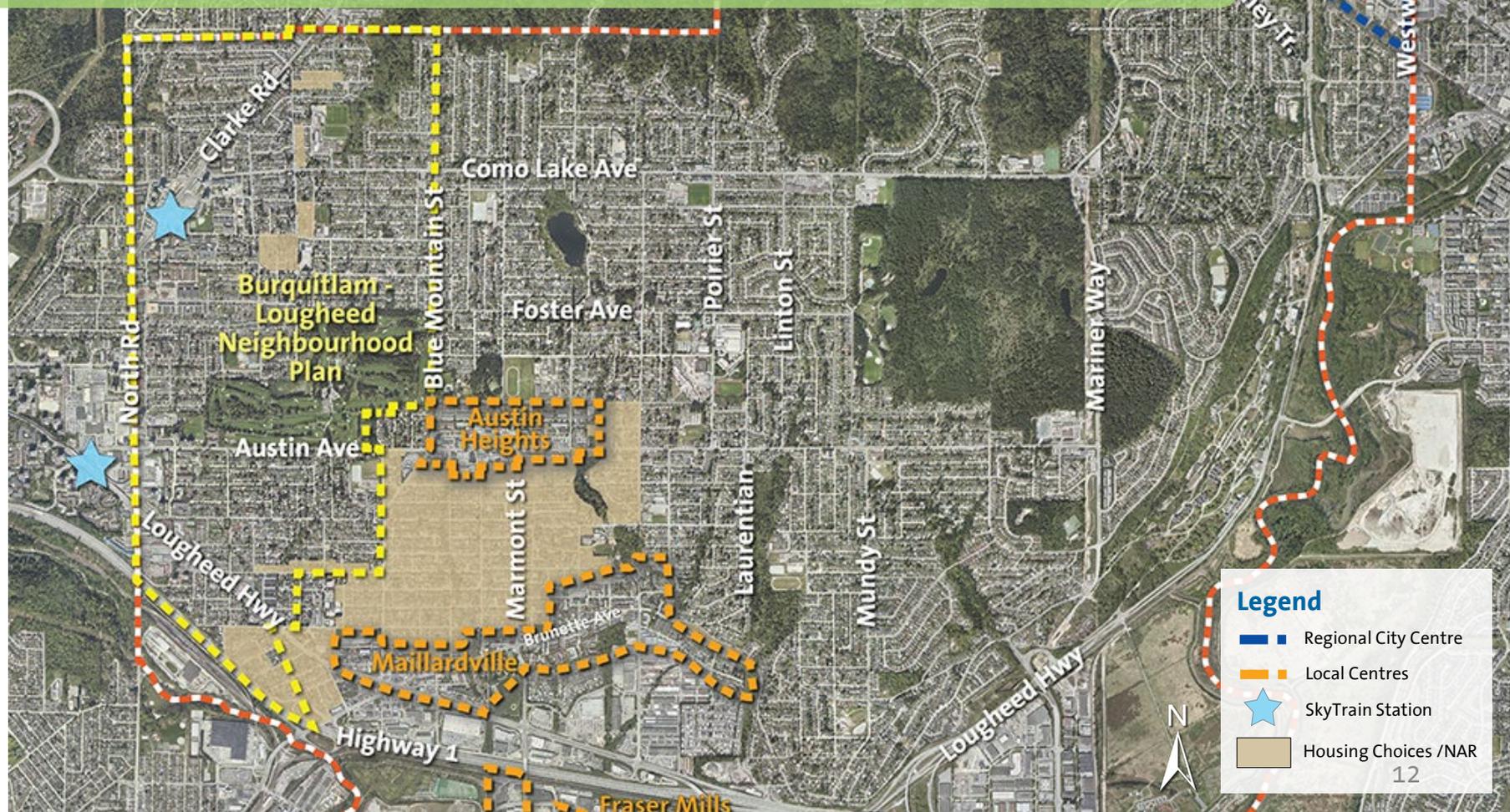
Austin-Poirier

Charland-Joyce

Blue Mountain-Quadling

Guilby-Grayson

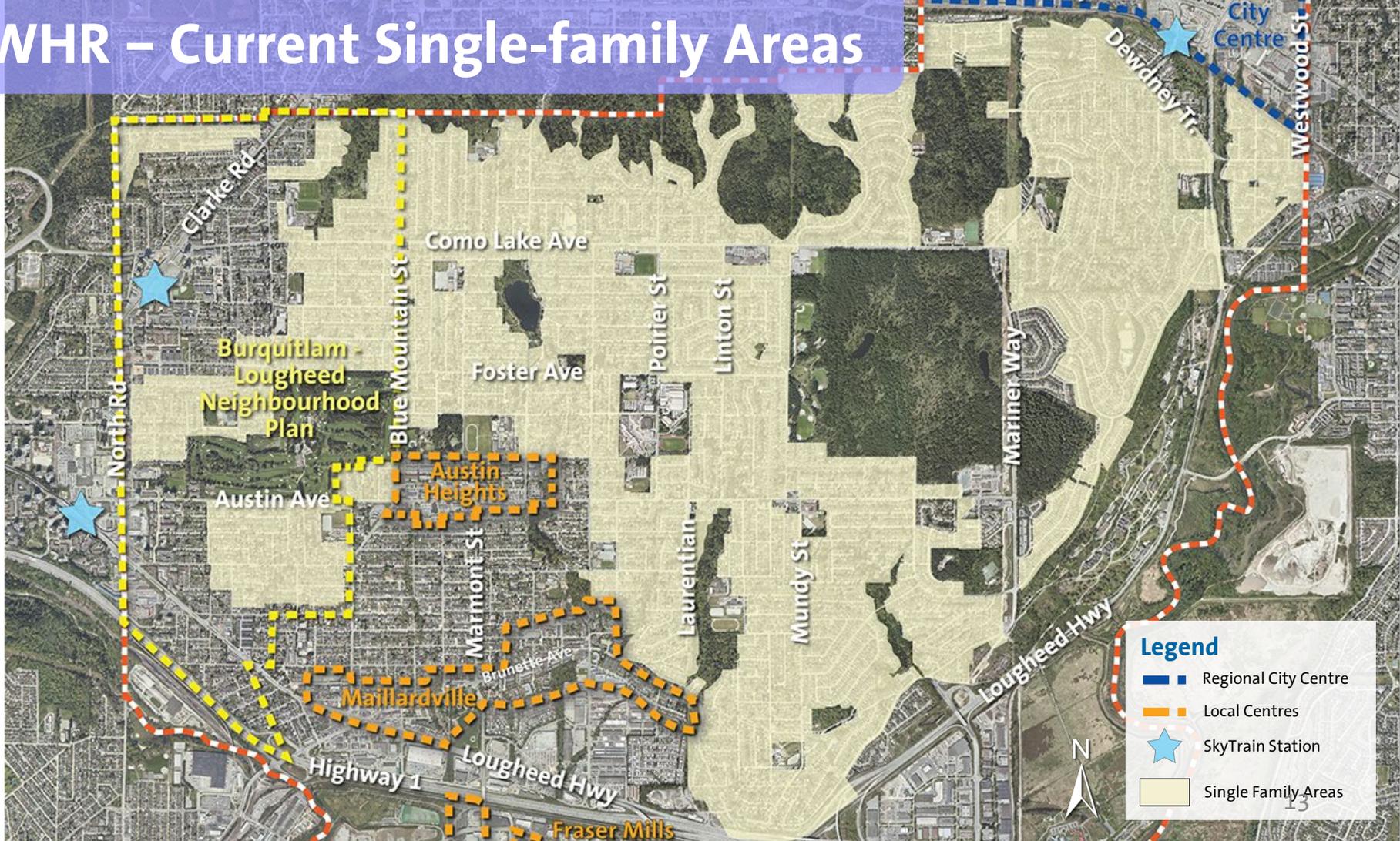
SWHR – Current Housing Choices Areas



Legend

- Regional City Centre
- Local Centres
- SkyTrain Station
- Housing Choices / NAR

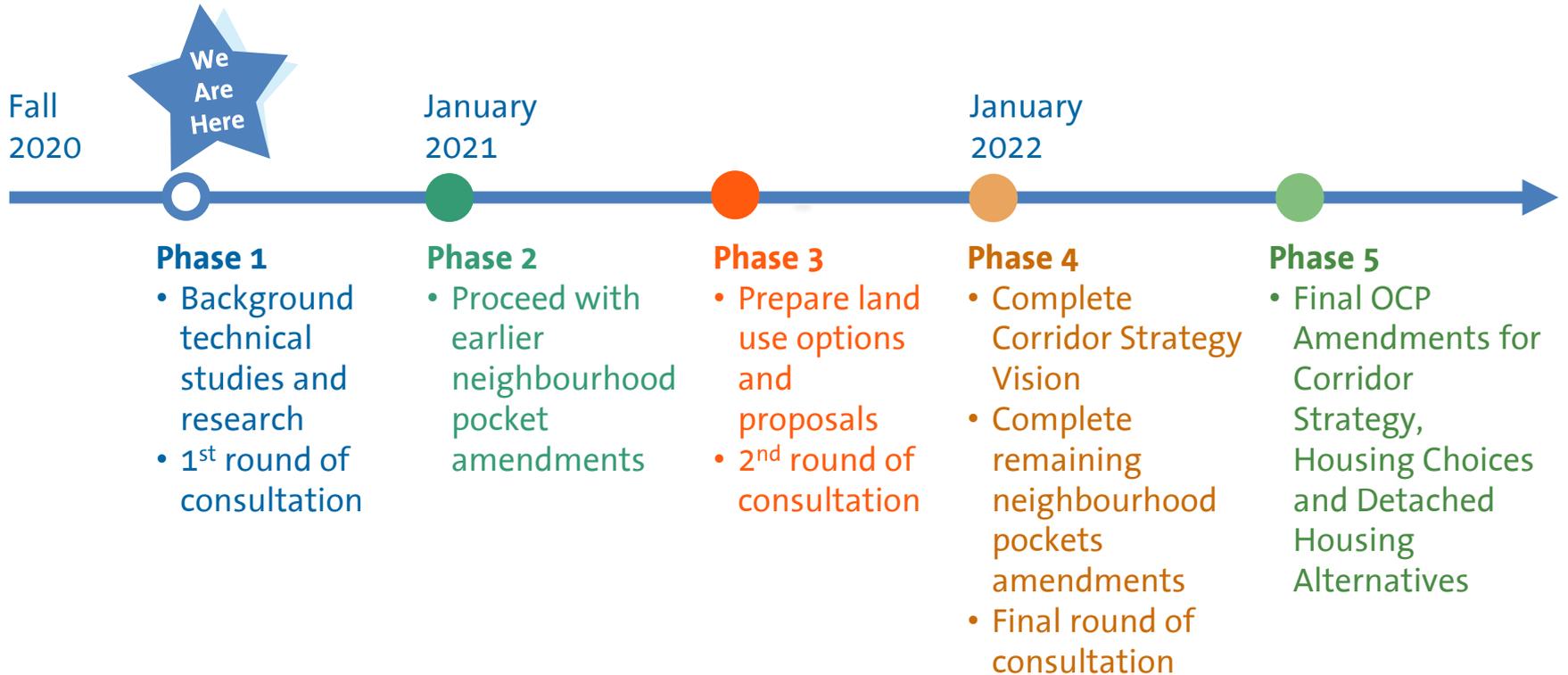
SWHR – Current Single-family Areas



Legend

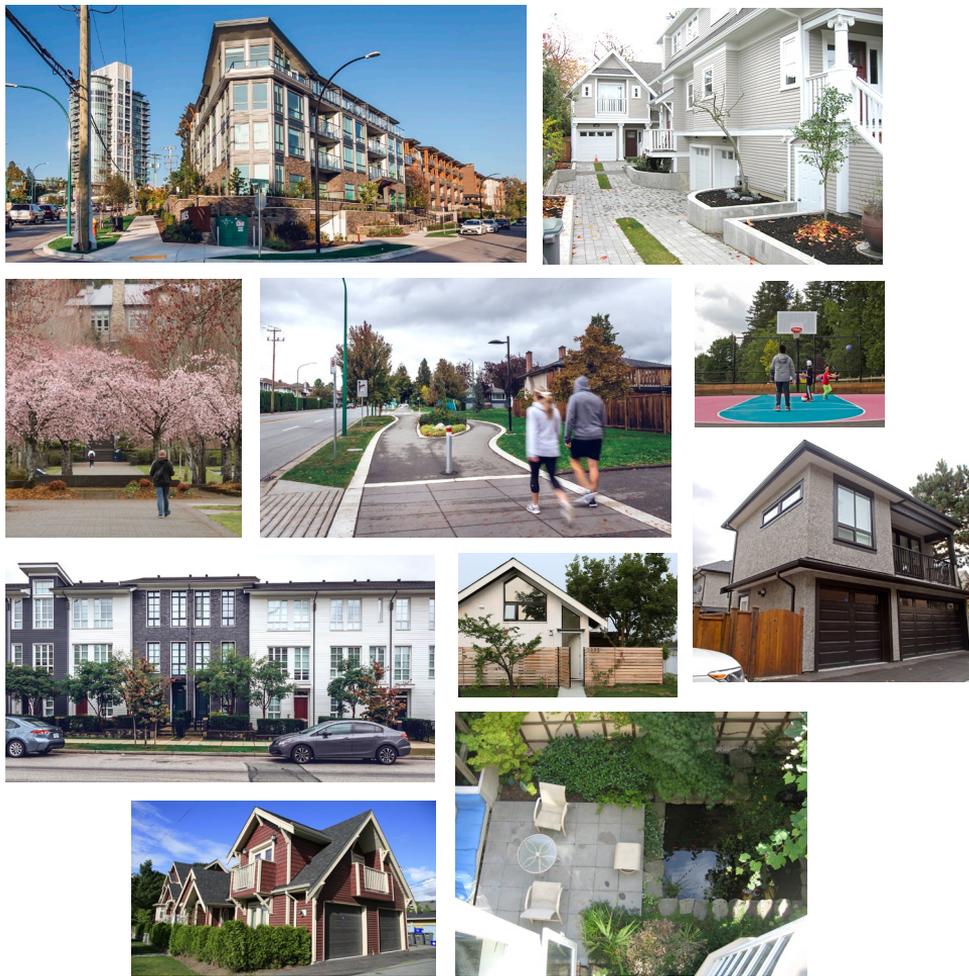
- Regional City Centre
- Local Centres
- SkyTrain Station
- Single Family Areas

SWHR: Timeline



SWHR: Consultation Strategy

- Gain public input into the values and objectives for the SWHR
- Visioning on how to meet the goals and objectives of the strategy
- Determine the needs of the community and build on existing policies
- Consultation period from October 14- December 4
- Analyse Public Consultation and report back to Council in early 2021



We want to hear more from you!

Provide your input in our online survey before Dec. 4 (Fri)



letstalkcoquitlam.ca/swhr

Thank you!

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