



Heritage Case Study - 307 Begin Street



Heritage Value

307 Begin Street hosts one of the earliest and most significant surviving houses in Maillardville. The Paré Residence was built in 1910 and was originally owned by Vitalien Paré, where he lived for many years with his wife Alma Bedard and their children while he worked at Fraser Mills. The Paré family was one of the prominent families in early Maillardville, earning the area a nickname of Paréville. Vitalien Paré was also the brother of Emeri Paré, who was Coquitlam's first Police and Fire Chief.

Heritage Revitalization Agreement Process

The development includes restoration of the historic Paré Residence to reflect its original appearance, as well as the construction of six additional townhouse units on the site to create a total of seven units, including the heritage house. There are a total of 5, three-bedroom units and 2, two-bedroom units proposed on the 867m² (9,334 sq. ft.) site, creating an overall density of 1.16 FAR.

The architectural design features of the new development are sympathetic to the historic building and all exterior building materials and landscaping materials are reflective of the heritage character of the site and neighbourhood.

Paré Residence Restoration

The proposed HRA has been prepared using the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2004). The restoration of the Paré Residence involves restoring the remaining architectural features including: the original siding on portions of the main floor, the exterior portion and appearance of the brick chimney, remaining original windows, and the remaining wood columns and beams of the verandah. The missing heritage architectural elements will be replicated by a professional heritage craftsman and the house will be painted with heritage colours.

For more information
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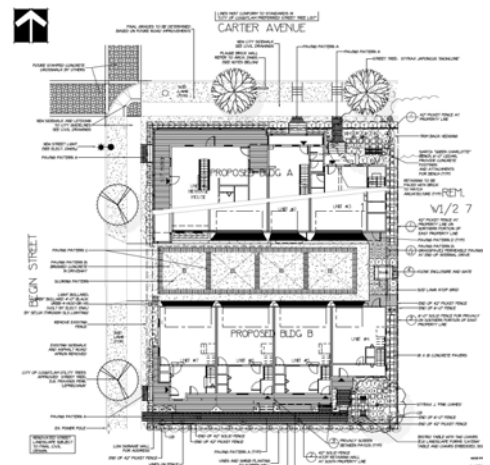
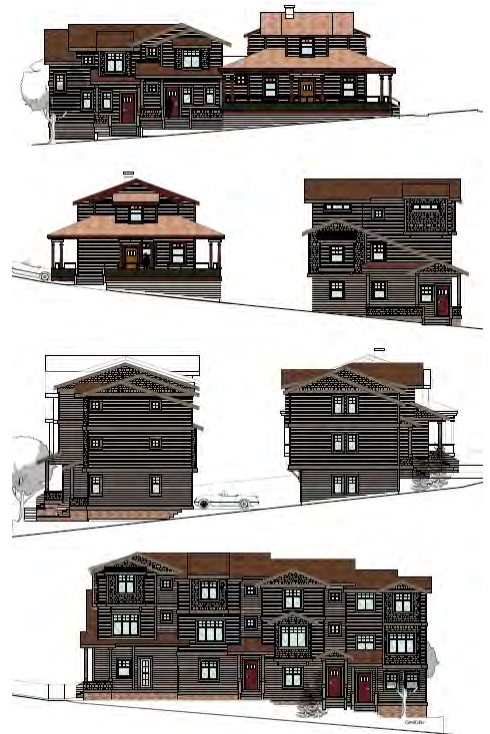
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Development Proposal - Zoning Comparison

	Previous RM-1 - Low Density apartment Zone	Heritage Revitalization Agreement 307 Begin Street
Zoning	RM-1	HRA
Number of Units	Four (4)	Seven (7)
Lot Size	Min. 1,110 m ²	867.2 m ²
Gross Floor Area	Max. 0.45 FAR (527.7 m ²)	0.85 FAR (1,001.97 m ²)
Lot Coverage	Max. 30%	51.86%
Setbacks: Building A		
Front (Cartier Avenue)	Min. 7.6 m	2.44 m
Exterior side (Begin Street)	Min. 7.6 m	2.44 m
Interior Side (east)	3.0-7.6 m	1.22 m
Setbacks: Building B		
Exterior Side (Begin Street)	Min. 7.6 m	0.91 m
Interior side (east)	3.0-7.6 m	1.22 m
Rear (south)	3.0-7.6 m	2.74 m
Building Height	Max. 2 storeys	3 storeys



Application Timeline

Application received: February 11, 2011

HRA approval: June 13, 2011

Application approval time: 4 months, 2 days (not including Building Permit)