

An aerial photograph of a city grid, likely Birmingham, Alabama, showing a mix of residential and commercial buildings, streets, and a major highway interchange. A large, stylized, light-colored logo is overlaid on the bottom right of the image. The logo consists of a large, open 'C' shape with a smaller, solid 'S' shape nested inside it, both rendered in a light gray or off-white color.

URBAN DESIGN + HOUSING
CHOICES
MAILLARDVILLE
DESIGN WORKSHOP SUMMARY

21 NOVEMBER 2009

· B I R M I N G H A M ·
W O O D

PHILLIPS FAREVAAG SMALLENBERG

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.1 Executive Summary

The purpose of this document is to record the Housing Choices Lecture and Design Workshop for the Maillardville neighbourhood of Southwest Coquitlam.

The lecture and workshop are part of a neighbourhood planning process leading to a new Neighbourhood Plan for Maillardville. Birmingham & Wood, Architects and Planners and Phillips Farevaag Smallenberg have been retained as consultants to City of Coquitlam to work with planning staff to complete this study.

The Neighbourhood Plan will be a comprehensive land use policy, regulatory and urban design strategy. The lecture and workshop were specifically focused on introducing and seeking neighbourhood response to small-scale housing choices in the predominantly single family housing area of Maillardville.

Preceding this study, an examination of Housing Choice prototypes was produced by City of Coquitlam with Ramsey Worden Architects. The resources of this study informed the Housing Choice lecture and workshop. An excerpt from this study, Rationale for Housing Choices is included overleaf.

The focuses of the Urban Design and Housing Choices study is to address a number of existing policy directions and issues:

- to accommodate future growth and change, consistent with the City's commitments under the current Livable Region Strategic Plan,
- to encourage residential densities that enhance, promote and reinforce a City of walkable neighbourhoods, improved biking opportunities and support frequent transit service,
- to enhance neighbourhood character, livability and a high level of design,
- to provide for an expanded pallet of housing choices in suitable locations that respects and enhances neighbourhood identity, character

- and sense of place,
- to address a range of existing and future life styles and stages of life and to strategically support and facilitate greater housing affordability and diversity needs within neighbourhoods, and
- to creatively engage and dialogue with a variety and diversity of opinions and voices, while anticipating the needs of future or unrepresented voices.

This document includes an introduction to Housing Choices and the public discussion to date, an outline of the planning policy context for the Housing Choices Study, and a summary of the Housing Choices Lecture and the Maillardville Housing Choices Workshop.

.2 Introduction

a. Housing Choices Defined

Housing Choices are new, innovative, small-scale, ground-oriented housing concepts that are not currently permitted under existing land use regulations. Housing Choices is part of Coquitlam's belief that access to safe, adequate and affordable housing is fundamental to the physical, economic and social well being of individuals, families and neighbourhoods.

Key considerations of Housing Choices are implementation of City objectives and policies, such as those calling for diversity of housing, building design that is pedestrian oriented and serves as a positive contribution and enhancement to neighbourhood context, and the incorporation of sustainable design strategies that minimize environmental impacts. Housing Choices could help diversify housing in Maillardville, provide opportunities to accommodate residential growth and change, supply alternatives to living in a conventional single family home, townhouse or apartment, enhance existing or desired neighbourhood character, improve neighbourhood livability, add to a sense of community and potentially increase levels of affordability to meet the varied needs of the neighbourhood.

b. The Discussion So Far

The exploration and community conversation concerning Housing Choices was a critical part of the Southwest Coquitlam Area Plan update process that concluded in July 2009 with the adoption of the Plan by Council. Housing Choices was seen as an opportunity to address a number of issues, such as:

- widening the range of housing types including affordable forms;
- increasing population to support other planning efforts such as revitalization of neighbourhood commercial centres and the retention of



- neighbourhood schools;
- enhancing neighbourhood character and livability;
- responding to demographic changes; and
- accommodating physical renewal and reinvestment in mature neighbourhoods.

This dialogue was Step 1 of a 2-Step conversation. Step 1 of Housing Choices was not intended to implement specific new housing regulations as part of the Southwest Coquitlam Area Plan Update, but instead develop a comprehensive catalogue of options to be further explored through more detailed Neighbourhood Planning processes and community consultation. It is at the neighbourhood level (Step 2 of Housing Choices) that specific site conditions are being considered in order to select appropriate housing types to enhance neighbourhood livability.

c. Housing Choices and the Maillardville Neighbourhood Planning Process

Housing Choices is an important component of the broader policy review associated with the neighbourhood planning processes in Southwest Coquitlam. The neighbourhood plans are prepared in close consultation with area residents, property owners, businesses, other interest groups and government agencies. The neighbourhood plans include a community-based vision and goals and objectives which are accompanied with a set of supporting policies regarding land use (and land use designations). The development of a Housing Choices Plan is a critical part of the neighbourhood plan update process.



d. The Rationale for Housing Choices

An excerpt from "Residential Housing Choice Study for Southwest Coquitlam, Phase 1 Summary" January 7, 2008, by Ramsay Worden Architects

WHY? The Rationale for Housing Choices

The population of Southwest Coquitlam includes a large percentage of home owners who have raised their families in their relatively large houses on large lots, and are now interested in trading their large houses, weekends spent maintaining their property, and built up equity for smaller, more easily maintained residences which suit their current lifestyles. Presumably many of these people would like to stay in SW Coquitlam if suitable housing options were available.

Many people in the Region, particularly young adults, cannot afford to buy or rent suitable housing near their work, particularly in Vancouver and nearby municipalities served by efficient public transit, and therefore move to suburbs where new affordable housing projects are being built such as Maple Ridge and Langley. This adds to regional traffic gridlock, pollution, energy use, greenhouse gas emissions and increased commuting time. Many would choose to buy or rent in SW Coquitlam if they could find suitable and affordable housing options. The potential for added population and influx of economic and social activity could rejuvenate SW Coquitlam.

Challenges:

1. Population: The Livable Region Strategy suggests that SW Coquitlam is expected to add approximately 1000-2000 Dwelling Units each year to meet the Region's 2021 population goals
2. Demographics: The population of SW Coquitlam is currently declining 1.3% per year. The number of residents over 45 is increasing while the number of young families is decreasing. School enrollment is decreasing, some schools have been closed, and more school closures are contemplated.
3. Affordability: Typical house prices in SW Coquitlam are higher than median income families in the Region can afford, and rental housing is not being built. Property taxes and energy costs are rising for current residents. Neighbourhoods are car oriented, so families maintain at least one and generally two cars.
4. Choice: There are few affordable and desirable housing options either to purchase or rent in SW Coquitlam, for new families or for seniors living alone in Single Family Houses. Well designed ground oriented housing is especially unavailable.
5. Condition of Housing Stock: 65% of Central Coquitlam's housing stock was built before 1970. Many older houses lack the features buyers are looking for and are not designed to conserve energy. Renovation and maintenance costs are significant for older houses and labor and material costs are rising significantly.
6. Community Amenity: A number of areas in SW Coquitlam, particularly the Maillardville commercial area, have become rundown and require rejuvenation, which an increased resident population can stimulate. Upgrades of community facilities, infrastructure, transit, parks, schools, roads, streetscapes, and lanes would all benefit from an increased customer and taxpayer base.

Opportunities:

1. Population: Sensitive housing options can accommodate an increased population in existing Neighborhoods with minimal change to Neighborhood character. New Housing Choice development can be the catalyst for improved streetscape design plus improved safety, with more “eyes on the street” and social interaction; including more kids on the block to play with.
2. Demographics: Well designed housing options can provide for the increasing numbers of seniors who want to remain in their Community and provide an attractive option for singles, couples, and particularly young families.
3. Affordability: A range of opportunities for existing home owners also provides opportunities for home buyers and renters. For example adding small, affordable types of housing units on their lot will increase home owners’ equity and lower monthly expenses while attracting new residents and providing options for existing residents to relocate.
4. Choice: A wide range of well designed, ground oriented housing choices will attract young families and allow existing residents to downsize. These units could be more appropriate and easier to maintain for people whose children have left home. The ability for purchasers of existing houses to add a Secondary Suite or Coach House to fund the renovation of the house to suit their needs would attract many young families to the area.
5. Condition of Housing Stock: Housing Choice developments can improve Neighborhoods by providing an economic boost to homeowners who choose to add dwelling units to their property, and can provide solutions to specific existing urban design problems such as vacant Lots or underutilized land. By setting appropriate Design Guidelines, new Housing Choice development can raise the standard of design and property values in a neighborhood.
6. Community Amenity: Housing Choice developments increase the viability of local businesses and public transit, the use of existing facilities such as libraries, schools, and parks, and of existing infrastructure such as storm and sanitary sewer lines, power and telephone lines, and gas connections. An expanded tax base can be used to fund upgraded community facilities and amenities. An influx of young families, and more housing options for singles and seniors, will increase the social interaction, vibrancy and livability of SW Coquitlam neighborhoods such as Maillardville.



Housing Choices Benefits:

1. Widening the range of housing choices
 - By providing affordable housing options
 - By providing options to retain existing residents in SW Coquitlam
 - By providing options to attract new residents to SW Coquitlam
 - By providing options for rental accommodation
2. Increasing home owners' property value
 - By providing options to add secondary suites and home businesses to existing houses
 - By providing options to add new development on existing Lots
 - By providing options to redevelop property
3. Transforming car oriented Neighborhoods into complete, walkable Communities
 - To increase walking, cycling and transit opportunities
 - To increase face-to-face meetings and therefore social interaction
 - To improve safety and security by having more eyes on the street
 - To provide a range of services and amenities within walking distance of most residents
 - To allow people with a range of ages and abilities to thrive in the Community
4. Increasing population to support local economy, services, and amenities
 - To provide more customers for local businesses
 - To increase School enrollment
 - To justify improved transit service
 - To increase use of community cultural, arts and recreation facilities
 - To rejuvenate declining neighborhoods
5. Increasing the taxation base
 - To fund local environment enhancement projects
 - To acquire property to extend neighborhood parks and greenways
 - To fund improved Community cultural, arts and recreation opportunities
 - To provide more non-market housing
6. Improving Neighborhood appearance and functioning
 - By requiring development to meet new Design Guidelines
 - By linking and transforming areas into Greenways
 - By directing funding to enhance Neighborhood Streetscapes
 - By adding sidewalks and improving Lanes
 - By minimizing parking in front yards in new redevelopments
 - By funding local commercial area upgrades
 - By increasing tax base for funding community amenities as population increases

.3 Policy Context

a. Improve Neighbourhood Livability

Policy Context

Neighbourhood livability is a phrase increasingly used to refer to quality-of-life issues important to the long-term well-being of neighbourhoods. The term describes a set of qualities that serve to make a neighbourhood a place, and not merely a scattering of residences. The phrase describes a way of building places with the goal of making a neighbourhood the best it can be.

Fundamental Planning + Design Principles

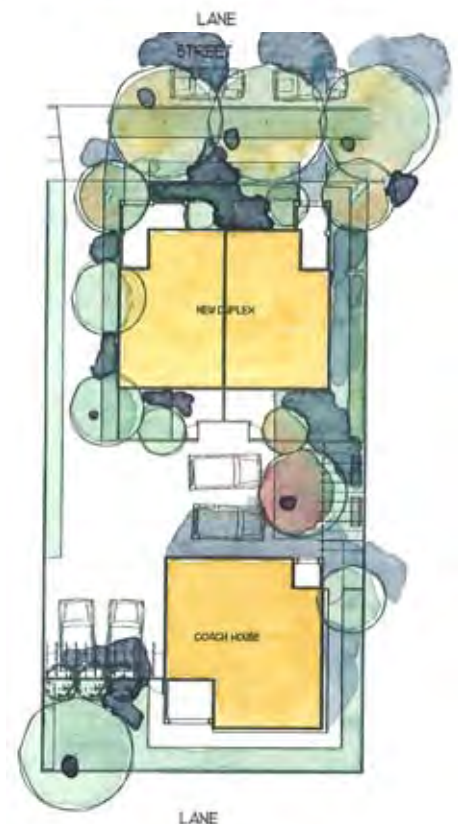
How is neighbourhood livability determined? There is no single best “recipe” or “secret formula” that defines a livable neighbourhood. This is in part because the livability of any particular neighbourhood is determined by its local context. What is livable for one neighbourhood is different for another.

That said, in recent years some of the most interesting developments in terms of thinking about the significance of neighbourhood livability for planning have emerged from numerous livability-oriented activism and urban planning movements. Although coming from different perspectives, these movements all contribute to an understanding of how to make cities and the neighbourhoods within them more livable. The agendas of these movements overlap very substantially, and represent an emerging synthesis of urban design knowledge around the subject of neighbourhood livability. The following are the fundamental planning and design principles that can be derived from this synthesis:

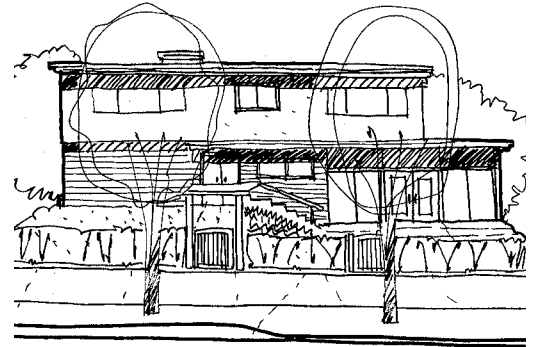
- .1 A livable neighbourhood is a compact urban space that uses land efficiently, provides resi-



- dents with attractive transportation choices including walking and cycling and is sufficiently dense to support frequent transit service, uses existing infrastructure more efficiently, and supports local businesses;
2. A livable neighbourhood encompasses a range of housing choices, thereby providing opportunities for people with a range of lifestyles, abilities and incomes and at all stages of their lives to find desirable housing within the community;
 3. A livable neighbourhood has an interconnected network of streets, lanes and paths that provides residents with a choice of routes and mode of travel;
 4. A livable neighbourhood has an attractive and functional, pedestrian-oriented public realm that includes a high quality streetscape design, with sidewalks and street trees, that contributes to neighbourhood identity;
 5. A livable neighbourhood promotes the physical and mental health of residents;
 6. A livable neighbourhood uses natural resources and energy sparingly and efficiently, generates little waste, emphasizes the biodiversity of natural areas and protects natural systems;
 7. A livable neighbourhood is well served by parks, playgrounds, plazas, gardens, greenways, urban forests and other public spaces so as to nurture social inclusion and sociability;
 8. A livable neighbourhood is clean and safe and celebrates of its culture, diversity and history;
 9. A livable neighbourhood includes public anchoring institutions, civic places and other public amenities;
 10. A livable neighbourhood promotes a human-scaled architecture and landscape design that goes beyond function to address creativity, aesthetics, form and context.



Livable neighbourhoods provide opportunities for residents of all ages, interests and abilities to lead healthy, fulfilling, socially engaged lives. As more housing choices become available and neighbourhoods are encouraged with attractive streetscapes, new residents are attracted, property values rise and municipal revenue increases, leading to increased community services and amenities. The vision is that by creating more livable neighbourhoods where residents can satisfy most of their daily needs, Southwest Coquitlam will become more socially, environmentally and economically sustainable.



b. Enhance Neighbourhood Character

Policy Context

One of the key objectives of the Southwest Coquitlam Area Plan, a component of the City of Coquitlam's Official Community Plan, calls for re-investment in and upgrade of existing neighbourhoods through redevelopment of older housing stock to improve livability. A policy in the Area Plan highlights the importance of considering the quality and character of neighbourhoods when re-investment occurs, particularly as it pertains to new innovative housing types in the built environment of neighbourhoods. In some cases, new residential development could be seen as not continuing character-defining neighbourhood patterns or as being "out-of-scale" with the neighbourhood.

More About Patterns, Less About Architectural Styles

A single street in an older neighbourhood may house buildings in a variety of styles, ranging from Victorian to Craftsman to Modern; while architectural styles and details of buildings change over the years,



basic neighbourhood patterns are more lasting. These patterns are defined by recurring characteristics, such as the green street edges of front yards, street trees, and by the frontage patterns, forms, and orientation of buildings – the specifics of which vary by neighbourhood, street, and block. The continuation of these patterns can accommodate a diversity of architectural styles and scales, while providing an underlying sense of cohesion and “place” that helps define the character of neighbourhoods.

Respecting or enhancing the ‘character’ of a neighbourhood is not about replicating existing scale or reproducing the architectural styles of nearby buildings. Rather, the focus is on highlighting how new housing development can be designed to respond to more basic neighbourhood patterns that accommodate change while preserving valued and desired aspects and key character-giving traits of neighbourhood character. Reinforcing this emphasis, the Southwest Coquitlam Area Plan - in which the Maillardville Neighbourhood will be nested - calls for new housing development in established residential neighbourhoods to consider existing community ‘character’.



Defining Neighborhood Character

Neighbourhood character is a synthesis of public and private domain physical characteristics. It is the qualitative interplay between those physical characteristics that make a neighbourhood distinctive and contribute in defining its sense of place and identity. Every property, public place or piece of infrastructure makes a contribution to its neighbourhood, whether great or small. Some of these characteristics are more important than others in creating a distinctive character. However, it is the cumulative impact of all these aspects that establishes neighbourhood character.

Some neighbourhood areas are described as having

“little or no character” and other areas as having “lots of character”. This confuses neighbourhood character with “attractiveness”. All areas have a character – in some areas the character may be more obvious, more unusual, or perceived as more attractive, but no area is without character.

Character-Defining Features

The character-defining features of a residential neighbourhood range from broader framework and block elements through to the more detailed site elements and include the following:

Framework Elements

- General topography, views + vistas
- Street layout + width
- Block size



Block Elements

- Streetscape + sidewalks
- Rhythm of development – building scale, massing + orientation
- Lot size + orientation

Site Elements

- Setbacks
- Parking + access location
- Lot coverage + open space
- Heritage resources

Preferred Character

Descriptions of existing neighbourhood characteristics are an important part of the process of identifying the 'starting point' for a discussion on locating housing choices, but the desired character needs to be evaluated and considered in the context of other policy priorities. It may be that some neighbourhood areas should consider the establishment of new character-defining conditions, just as there may be some neighbourhood areas where there are many valued elements that need to be protected and reflected in all new housing choices development.

c. Promote Pedestrian-Oriented Design

Policy Context

One of the key objectives of the Southwest Coquitlam Area Plan, of the City of Coquitlam's Official Community Plan, calls for Housing Choices designs and associated streetscapes and lanescapes that are pedestrian-oriented. Listed below are a few rules-of-thumb regarding pedestrian-friendly design because



of its key place among Coquitlam's design values and because of its frequent overlaps with issues related to neighborhood context. Some ways of achieving pedestrian-friendly design as part of Housing Choices projects include:

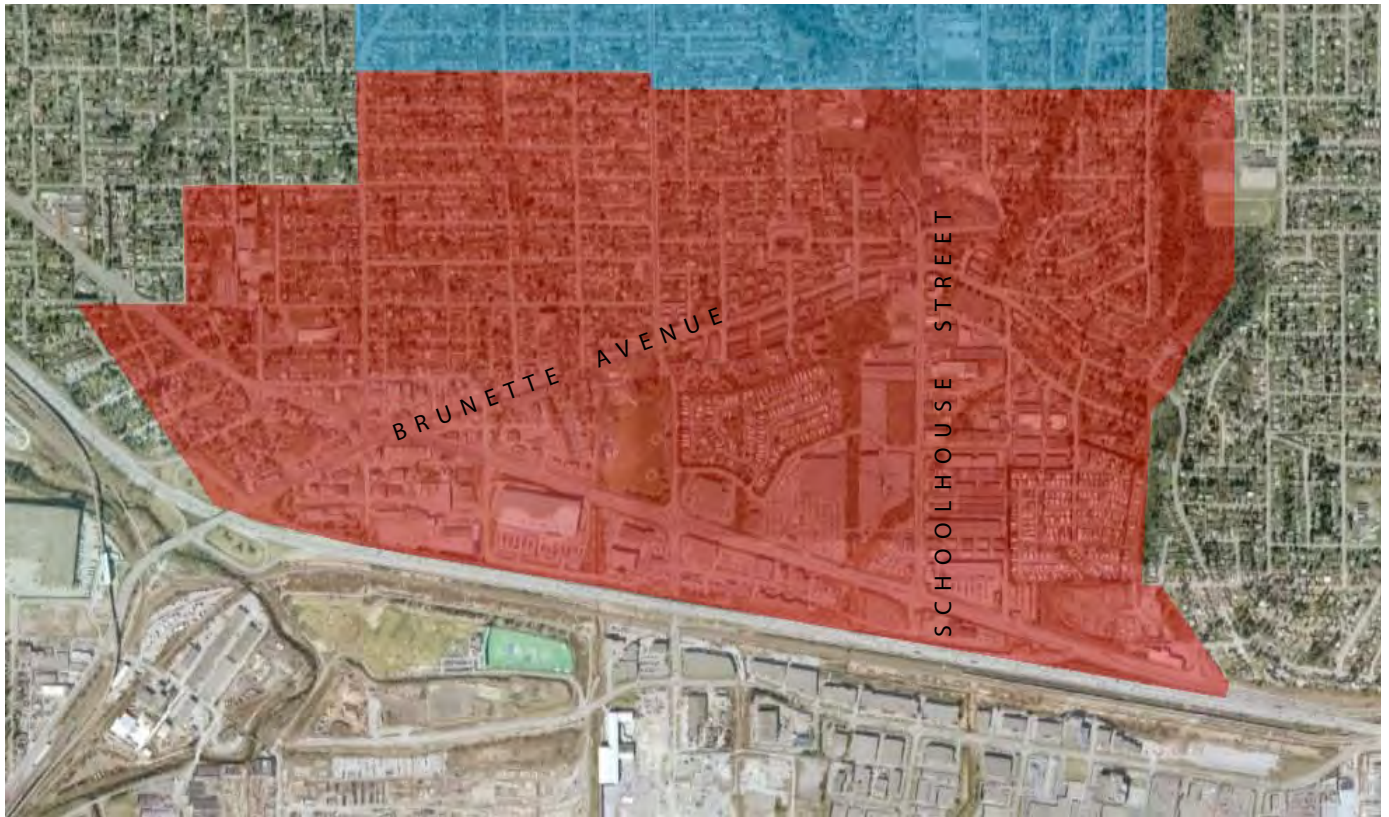
- Provide visual interest and a human-scaled level of detail, avoiding large areas of blank wall or garage doors. People are attracted to walking along streets that provide visual interest and include elements that relate to the human scale. This can be achieved by using architectural features such as: façade articulation (breaking up larger building volumes that might otherwise appear monolithic), quality building materials that provide visual interest, window and entrance details, and porches and balconies (these provide residents a means to personalize the public frontage of their residences, particularly in higher-density situations); as well as by locating garages toward the rear of sites or by minimizing the prominence of front-accessed garages. For these strategies to be effective in contributing to a visually-rich street environment, buildings should be located close to sidewalks, which also helps to provide an inviting sense of enclosure and defines the "urban space" of the streetscape.
- Provide convenient pedestrian access to destinations, with mid-block throughways and strong connections between main entrances and sidewalks. This can be achieved by locating buildings and their entrances close to sidewalks, avoiding situations in which pedestrians must cross parking lots to reach buildings from sidewalks. At a larger level, concentrating destinations and residences within a community also contrib-



utes toward pedestrian accessibility.

- Use trees and vegetation, particularly along residential streets. Besides providing pedestrians shelter from the sun during summer months, studies have shown that people respond positively to environments rich in trees and landscaping. Street trees and planting strips also help buffer pedestrians from vehicle traffic.
- Minimize disruptions to sidewalks. The safety of sidewalks is diminished when there are frequent interruptions by driveways, which bring more potential for vehicle-pedestrian conflicts. These disruptions to the pedestrian environment of sidewalks should therefore be minimized, such as—in the case of rowhouses—by providing a single point of access to parking, instead of separate front driveways for each unit.
- Provide places to rest and gather. Particularly in larger Housing Choices projects, it is important to provide comfortable places along pedestrian circulation routes for residents to sit, rest, and interact.

Maillardville Study Area Aerial Photograph



- White dashed line indicates outline of Maillardville study area.

.4 Housing Choices Lecture Summary

The Housing Choices Lecture took place on 18 November 2009 at the Winslow Centre in Maillardville. It was designed to be preparatory to two Housing Choices workshops - one for Maillardville residents and one for Maillardville residents.

The lecture drew upon the previously completed Housing Choices Prototype study document, the Site Tour precedents and consultant and City of Coquitlam staff research into housing options within the Metro Vancouver region.

Approximately 80 residents of the two neighbourhoods attended the lecture. Also in attendance were Acting Mayor - Councillor Brent Asmundson and Councillor Linda Reimer, City of Coquitlam Planning staff Lynn Guilbault, Rob Innes, Nadia Carvalho, and Ryan Perry. The lecture was conducted by Sandra Moore and Marta Farevaag of the consultant team.

The lecture consisted to two parts. The first was a presentation of examples of nine types of low density housing choices that could coexist with and complement single family homes on large single lots, the current predominant housing type in Maillardville. The nine Housing Choice types were as follows:

- secondary suites in single family home - secondary suites are currently permitted in all single family zones in the City of Coquitlam.
- duplex housing - duplex describes a housing form and like the remainder of the housing options may exist in a variety of tenures: single ownership with a rental unit, strata ownership, single title with 20 or more owners. Duplex housing forms include side by side units, up/down combinations and front/back configurations.
- multiple conversion dwellings - the term MCD



refers to an existing dwelling that is converted, sometimes with additions, to multiple units. The MCDs imagined as a potential housing choice for Maillardville would involve 2-4 units on a single lot.

- laneway housing - the term laneway housing is used, for the purposes of this study, to refer to small dwellings, up to a maximum of 750-800 square feet, located in the rear yard, adjacent to the lane, of existing single family dwellings. This form of housing has recently been allowed in single family zones in Vancouver and North Vancouver. They are typically no more than 1 1/2 storeys in height and often incorporate garages for both the principal dwelling and the laneway house.
- coach houses - a coach house is similar to a laneway house but for the purposes of this study we are using the term to indicate a larger house, capable of housing a family, again located at the rear of a single family site adjacent to the lane. The height would be greater than that for laneway housing, in this case, 2 - 2 1/2 storeys with a floor area of up to 1500-1600 square feet. Again, parking would be incorporated in the ground floor level of the building.
- fourplex housing - as the name implies, fourplex housing involves four dwelling units, typically in one building. Here we use fourplex to denote new construction as opposed to a multiple con-version dwelling involving four units or a housing cluster which may involve four units in a combination of single dwellings and a duplex, two duplexes or four small single houses all on one lot.
- narrow lot houses - in the context of this study,



narrow housing refers to independent lots of 16-18 feet in width with narrow houses with minimal sideyards and to narrow houses built in large sideyards of existing houses. New narrow lots would be created via subdivision of larger lots. For example, a 60 foot wide lot may be subdivided to create two lots, 17 feet and 43 feet in width. In some cases, this could allow the existing dwelling to remain in place with a wide sideyard being used to create an additional lot. In other cases, such a scenario may involve new construction on two newly subdivided lots. In a third possibility, an existing house and new narrow house may remain on a single lot.

- rowhousing - rowhousing, sometimes referred to as townhouses, is a well accepted urban housing model in many parts of the world but until recent years was relatively rare in Metro Vancouver. Rowhouse units are side by side with no units above other units. The rowhouse projects put forward for consideration in Maillardville would be small developments consisting of up to eight units. Each unit would have an entrance at grade facing the street
- cluster housing - this term is being used to refer to a combination of the above housing types on one lot. It may involve a duplex plus laneway house, multiple conversion plus coach house or any number of additional configurations.

A range of design implications of the housing choices under consideration were discussed in the second part of the lecture including:

- Heritage and landscape preservation – protection of heritage houses and mature



trees are a key part of neighbourhood character retention and can be encouraged through incentives.

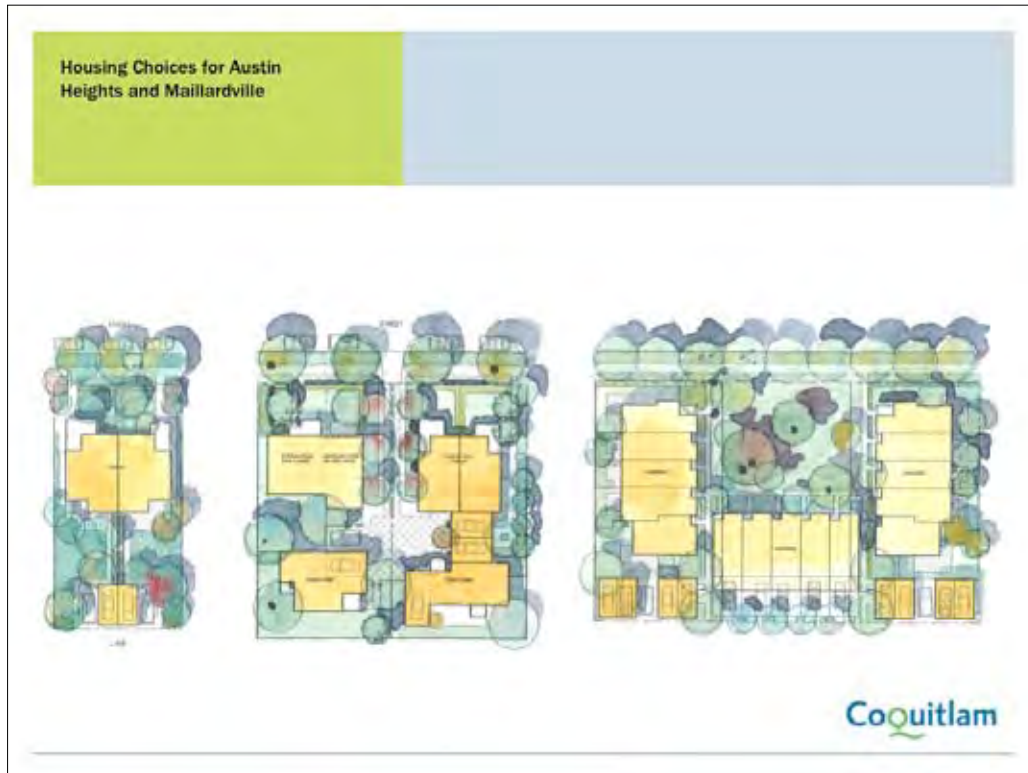
- Streetscapes and neighbourhood character – valued streetscape elements can be integrated into the design guidelines that will be part of plans for the selected new types of housing choices.
- Street trees, boulevards and landscape yards – redevelopment can include provisions for street trees and landscaped boulevards as well as guidelines for landscape on private yards.
- Front, side and rear yards – different housing types affect the current pattern of yards and setback regulations. Some types reduce the depth of front yards and bring front doors and porches closer to the street. Some types introduce units at the rear of properties and reduce the open area on site available for gardening, leisure and play. Some types, such as row housing, reduce or eliminate side yards.
- Views and view protection – the south facing slope of the neighbourhood currently affords views toward the river for many homes. New housing needs to address both the protection of existing views and the creation and management of views from new housing units.
- Solar access and energy efficiency – the south facing slopes of the area offer opportunities to utilize solar access for both passive and active energy purposes. Protection of access to sunshine is a key aspect of moving toward energy efficient and sustainable housing.



- Movement and connections – the long blocks and frequent culs-de-sac in the neighbourhood limit the ability of residents to walk and bicycle directly to local destinations, encouraging use of vehicles. Through redevelopment of some sites, new links can be introduced into the neighbourhood that will make walking and cycling more effective.
- Social engagement – some new housing types can enhance the opportunities that neighbours have to come into regular social contact with each other in the course of their daily activities. Bringing front doors nearer to the street and having shared courtyards are examples of design elements that promote social engagement.
- Privacy – existing single family homes on large lots offer significant privacy for their occupants. Design guidelines can help to manage privacy in more compact housing forms.
- Safety, security and surveillance – the privacy and seclusion of large houses also can result in reluctance to walk at night, especially in lanes, due to safety concerns. These concerns can be helped through the addition of units with windows that overlook unsupervised spaces, adding to the sense of local safety and security.



The lecture slides are reproduced on the following pages.



Choice / Affordability



Rationales for Increasing Housing Choices:

- Adding housing that is more affordable given recent price increases
- Addressing changing demographics by adding housing for aging in place
- Providing property owners with ways to generate income
- Increasing density to counter trends of smaller household sizes
 - Supporting demand for local shops and services
 - Keeping schools open
 - Adding new amenities, especially within walking distance
- Support for transit, for reduced levels of automobile use and other sustainable best practices

Coquitlam

Housing Choice
Overview of Presentation

Two Part Presentation

Part 1: Housing Types for Potential Use in Austin Heights and Maillardville

Part 2: Design Implications of Housing Choices



Secondary Suites.01



Secondary suites are permitted throughout the single-family residential zones of Coquitlam. They are typically located at ground/ basement level for a variety of reasons including private access without additional stairways, privacy, and sound separation. There may also be opportunities in some cases for secondary suites to occupy an upper storey.

The three images included here illustrate opportunities to create secondary suites at ground level with:

Secondary Suites.02



- outdoor space screened from the street and the primary dwelling unit,
- private entry with a presence on the street,
- adequate access to natural light and ventilation.

Secondary Suites.03



- outdoor space screened from the street and the primary dwelling unit,
- private entry with a presence on the street,
- adequate access to natural light and ventilation.

Duplex Housing.01



Front/back duplex:

- located on 25 foot wide lot
- 2 1500 square foot units
- each on three levels
- contemporary architectural expression
- roof deck and ground level private outdoor spaces



Duplex Housing.02



Duplex Housing.03



Three front/back duplexes:

- located on 33 foot wide lots
- rear unit at corner site is provided with an entry porch facing the side street



Duplex Housing.04

Side by side duplex:

- located on approximately 50 foot wide lot
- symmetrical architectural expression to street



Multiple Conversion Dwelling.01



- Three unit multiple-conversion dwelling:
- existing single family dwelling converted to three stacked rental units
 - each unit has yard or large deck space

Multiple Conversion Dwelling.02



Multiple Conversion Dwelling.03



Multiple conversion dwelling:

- corner lot with entries clearly expressed on the street with one unit entry facing the side street
- existing single family dwelling has been converted and added to while retaining the original architectural character



Multiple Conversion Dwelling.04



Multiple conversion dwelling:

- existing single family dwelling has been converted with additions to create three dwelling units each with screened outdoor spaces



Laneway Housing.01

- corner lot with laneway house entry facing side street
- 1 1/2 storey
- entry at grade
- garages for both laneway house and main house incorporated in laneway house building



Laneway Housing.02

- 1 1/2 storey laneway house prototype
- entry at grade
- carport incorporated into building at ground level
- approximately 600 square feet of floor area on two levels



Laneway Housing.03



- 200 square foot laneway house (footprint similar to that of single car garage)
- located at rear of site
- 1 storey
- landscaping treatment can create private yard space for the laneway house and the main dwelling



Laneway Housing.04



- 216 square foot laneway house
- contemporary architectural expression
- screened porch allows intimate outdoor space with privacy from main dwelling

Laneway Housing.05



- older laneway house built at rear of single family dwelling lot
- corner site
- 1 1/2 storeys

Coach House.01



- new coach house behind existing building converted to duplex
- coach house is 2 1/2 storey with two car garage at ground level
- approximately 1200 square feet with two bedrooms



Coach House.02



- new coach house behind existing building converted to multiple-conversion dwelling
- coach house is 2 1/2 storey with single car garage at ground level
- approximately 1200 square feet with two bedrooms

Coach House.03



- new coach house behind existing Heritage building on corner lot
- coach house is three levels/three bedrooms
- single car garage at basement level with drive way from street - no lane access

Coach House.04



- new coach house behind existing Heritage building converted to multiple conversion dwelling
- coach house is 2 1/2 storey with four parking stalls at ground level



Four Plex Housing.01



- four separate houses on single lot
- each house has small private yard with dense landscape screening for privacy
- lane access for vehicles, parking for 6 vehicles
- access to rear units is via central shared pathway from street, screened from yards



Four Plex Housing.02

- four attached units - front/back and side/side
- each unit has private outdoor space at grade
- each unit has an entry porch and individual pathway to main entries
- architectural expression is of a single family dwelling



Four Plex Housing.03

- four attached units - front/back and side/side
- each unit has private outdoor space at grade
- each unit has an entry porch with separate main entry
- architectural expression is of a single family dwelling



Narrow Lot.01



- narrow remnant lot between larger lots in neighbourhood of single family dwellings
- narrow house is a single family dwelling with traditional front and rear yards



Narrow Lot.02



- narrow subdivided lot between larger lots in neighbourhood of single family dwellings
- front yard setback aligns with neighbours dwelling



Narrow Lot.03



- 13 foot wide remnant lot between lane and larger lots in neighbourhood of single family dwellings
- sheltered roof deck with views to northwest



Row Housing.01

- six unit rowhouse of traditional character
- each unit has a front entry and covered porch facing the street with individual entry pathways through private front yards
- mature, dense but small scale planting - provides privacy without compromising views
- 50 foot wide corner lot



Row Housing.02



- seven unit rowhouse of traditional character
- each unit has a front entry and covered porch facing the street with individual entry pathways from the street
- two storey plus attic
- corner lot
- building steps up sloping site



Row Housing.03



- eight unit rowhouse of contemporary architectural expression on 50' lot
- each unit has a front entry facing the street with individual entry pathways from the street
- 3 storeys plus basement
- underground parking



Row Housing.04



- twelve unit rowhouse of traditional architectural expression
- units front on shared courtyard; each unit has a rear private outdoor space at grade
- 1 1/2 storeys
- parking at grade with lane access
- located in neighbourhood of single family dwellings

Housing Clusters.01

Multiple types on single or combined lots



- existing Heritage building duplex with three new single family dwellings
- corner lot with unit entries on side street and at corner
- houses nestle into transverse slope of site
- rear plane of houses steps to allow south sun penetration to the rear of all three houses

Housing Clusters.02

Multiple types on single or combined lots



- four Heritage houses converted to duplexes with new rowhouse in rear
- units open to central courtyard
- twelve units all with at grade front entries
- underground parking with access from lane
- located close to commercial area



Housing Clusters.03

Multiple types on single or combined lots



- two existing houses each with secondary suite at basement level
- coach house has been added at rear yard
- each unit has private, screened outdoor space
- vehicle access is from lane

Housing Clusters.04

Multiple types on single or combined lots



- cluster of small single family dwellings on one lot
- corner lot with lane access
- corner house was existing Heritage house
- vehicle access is from lane



Housing Clusters.05

Multiple types on single or combined lots



- existing building converted to two units with three unit rowhouse added in rear yard
- corner lot with lane access
- three storey and two storey buildings with individual parking in ground floors
- blend of contemporary and traditional architectural expression







Choice / Community Design

- Design Implications of Housing Choices
- Heritage and Landscape Preservation
- Streetscapes and Neighbourhood Character
- Street Trees, Boulevards and Landscaped Yards
- Front, Side and Rear Yards
- Views and View Protection
- Solar Access / Energy Efficiency
- Movement / Connections
- Social Engagement
- Privacy
- Safety / Security / Surveillance




Heritage and Landscape Preservation

Early wood frame heritage homes in Maillardville



Heritage and Landscape Preservation



Francophone heritage of Maillardville as an inspiration for the architecture of buildings along Brunette

Heritage and Landscape Preservation



Exploring a more European attitude to architecture



Streetscapes and Neighbourhood
Character



Integration of infill housing into residential streetscapes

Street Trees, Boulevards and
Landscaped Yards



Public realm landscape of street trees and boulevards supports neighbourhood character and the urban forest supports sustainability and habitat for birds



Side Yards



Sideyards are the link between front and back yards and rarely have much functional purpose



Rowhouses do away with the sideyard but have a blank wall to adjacent houses

Rear Yards



Rear yards are places for play, leisure, and food production

Views and View Protection





Views to the river are valued and may be blocked by denser new housing


Views and View Protection

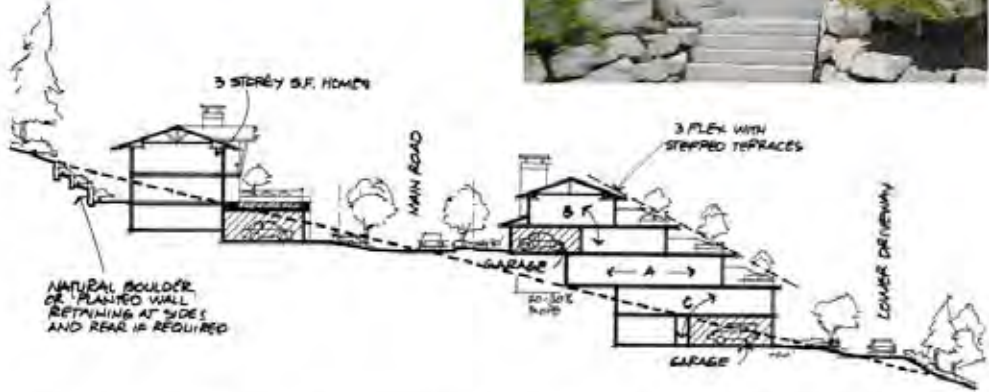
Views are so valued that they strongly affect real estate prices

People everywhere appreciate a distant prospect; even partial views can bring increased value to homes. Most BC districts have actual or potential views of distant mountains. Particularly on hillside sites, houses oriented towards a view will have a higher sale value than those lacking such views.



Solar Access /
Energy Efficiency






South-facing slopes are ideal for solar access and energy efficient heating and hot water systems

Solar Access /
Energy Efficiency


Sample guidelines for solar energy efficiency:

Solar access should avoid shading by trees and other buildings



Step the Envelope
Stepping the envelope and/or dynamically articulating the facade of a building provides more opportunities for light to penetrate to the deeper recesses of residential units. Window area should maximize the availability of natural light into units. Overhangs, light shelves, well overhangs should be provided to allow the low winter sun, but not the high summer sun, to penetrate interior spaces. A balcony for each unit lets residents' outdoor plants and to play in contact with both nature and their community below. Use logjacks that help to frame a space and that act as part of a street wall.



Solar access is needed for both passive and active energy systems



Use Energy Wisely
Consider the use of solar water pre-heating, photovoltaic panels, wind power, geothermal heat, exchange, fuel cells, or other alternative energy sources when siting buildings and infrastructure in order to reduce energy demand and save life-cycle costs.


Birmingham & Wood
 Phillips Farevaag Smallenberg

Movement / Connections



Redevelopment offers opportunities to add new pedestrian linkages including mid-block routes through long blocks as public amenities

Social Engagement



'New urbanist' planning principles stress the value of front doors and porches near the sidewalk to bring neighbours into social contact with each other

Social Engagement

Front doors near the street increase social contact and neighbourliness

"If there is any part of the home that does not belong exclusively to the people who live there, it is the front door." Akiro Imai, *Geography of Home*, 1999.

The edge between the building and the street is a crucial space. It both separates and connects residents to the public realm. Placing homes and shops close to the street edge provides more "eyes on the street" and makes the community a safer and friendlier place for everyone.



A Friendly Face

Houses with windows, doors, and porches on the street allow residents to keep a watchful eye on activity. A porch and front door on the street provide an opportunity to be outside at home, thus encouraging residents to engage with passers-by. A good porch has a clear depth of at least 1.8 metres and is raised a minimum of 0.5 metres above the ground. A low line of vegetation or a fence of no more than 1 metre in height located along the property line makes this semi-private realm quite comfortable as it provides a clear distinction between the front yard and the public street. Houses on corner lots should address both streets. Even when residents are not physically present, the friendly face of the house creates a sense of imminent use and of security. Gated communities preclude public street activity and, thus, are not consistent with sustainable planning principles. Help to establish "eyes-on-the-street" by locating the garage at the rear of the house, off a lane.

Social Engagement

Shared courtyards can become local play spaces and bring neighbours into daily contact




Privacy



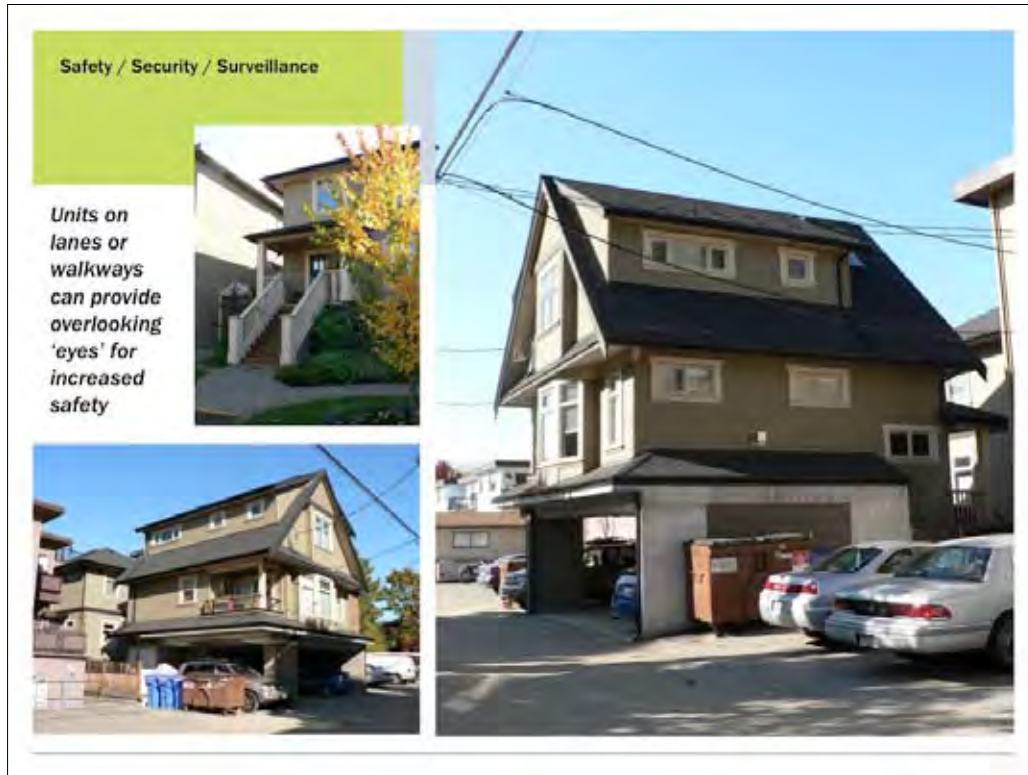
Good design helps address issues of privacy in denser development

Privacy

Porches and stoops help address privacy while achieving social engagement and permitting more intensive use of land



Tight Setbacks
Houses set close to the street have more of a presence than do those situated further back. A small front-yard setback creates a larger backyard area for private outdoor use. Locate single-family dwellings no more than 5 metres from the property line. Allow porches and stoops to project 1 metre into the setback, and allow stairs to extend into the setback as required. Place townhouse setbacks at no more than 4 metres. It is preferable to build mixed-use and commercial buildings to the front lot line, although a 2 metre setback is sometimes acceptable.



.5 Housing Choices Workshop Summary

The Maillardville Housing Choices Design Workshop took place on Saturday, 21 November 2009 at Rochester Elementary School. The workshop was well attended with approximately 40 neighbourhood representatives participating in 4 workshop groups.

The goal of the workshop was to understand the level of acceptance/non-acceptance in the Maillardville neighbourhood for low density housing alternatives within existing single family dwelling zones.

Discussions were focused on three topics: what was valued about the Maillardville neighbourhood as it currently exists; which of the nine presented Housing Choice options might be suitable/unsuitable for Maillardville; which sites might be appropriate/inappropriate for these Housing Choice options.

Many of the workshop participants had also attended the Housing Choices lecture and there was a high level of understanding of the options being presented and their urban design implications.

The discussions were rich and revealing and resulted in a very significant level of consensus within and between the workshop groups.

At the conclusion of the workshop, a member from each of the four groups presented highlights from their discussion including the most highly valued existing aspects of the neighbourhood and the most endorsed Housing Choice types.

Comments from each of the groups were recorded over the course of the workshop and are included on page 57 of this report.



Workshop Agenda

City of Coquitlam • Housing Choices Workshop

21 November 2009

Agenda

- .1 Introduction
- .2 Brief reprise of Housing Choices lecture
- .3 Form workshop groups
 - .1 materials: aerial photo of neighbourhood 1:2000
lecture booklets
housing choice types 1-9 - (printed at small size to adhere to plan)
copy of 1:500 generic block plan
 - .2 discussion points:
 - .1 what do you value about the neighbourhood as it exists?
urban design issues with respect to housing choices
- conversation structured by worksheet handout
 - .2 mapping:

using the generic block plan drawing, discuss suitable locations for the various housing types
discuss pros and cons of the 9 housing choice types
- conversation structured by worksheet handout
 - .3 group assignment to organize a closing report
- .4 Closing:

brief summary of high points from each group
- .5 next steps in Housing Choices process

Group Summaries

Group No. 1

Priorities among urban design issues:

1. Preservation of Heritage legacy (meaning up to early modern, 1960s)
2. Improved streetscape, public realm; lot sizes as existing
3. Views

Preferred infill housing types:

1. All housing types acceptable except rowhousing (rowhousing might be acceptable adjacent to Brunette Avenue and south of Brunette)

Group No. 2

Priorities among urban design issues:

1. Views
2. Sense of green and landscape
3. Safety both with respect to urban issues and wildlife
4. Character of neighbourhood – accept mixed character and don't force a false character

Preferred infill housing types:

1. Laneway and coach house infill
2. Narrow or small lots – up to 33' frontage
3. Rowhouses on selected sites only with good design, rowhouses better on hill than fourplexes
4. Fourplexes on selected sites only with good

design

Note: Secondary suites should be continued and made easier to get approvals for.

Group No. 3

Priorities among urban design issues:

1. Views and view protection
2. Streetscapes and landscapes especially mature trees
3. Privacy

Preferred infill housing types:

1. Coach and laneway houses
2. Narrow houses but small ones
3. Multiple conversions

Group No. 4

Priorities among urban design issues:

1. Privacy and security
2. Parking issues really need to be tackled
3. Landscaping to help with issues of density (privacy, screening of parking, sustainability – plant trees)

Overall comment: Make sure design guidelines encourage good contemporary and character buildings with good quality architecture.

Preferred infill housing types:

1. Coach house (deals well with topography in Maillardville)

2. Narrow lots – great idea, good for affordability
3. Duplexes – change the limits to allow more of them (remove 75 meters apart criteria)



Worksheets

The workshop discussions regarding Housing Choice types were structured via the worksheets reproduced on the following pages.

The first worksheet depicts urban design issues related to the nine Housing Choice types being examined as potential options for Maillardville.

The second worksheet depicts examples of the nine Housing Choice types.

Each individual participating in the workshop was asked to complete the two worksheets and the results have been tallied and can be seen in table form following the worksheets.

Housing Choices in Maillardville Workshop

Saturday November 21, 2009 at Rochester Elementary School, 1:30pm to 5:30pm

Worksheet #1

Which of these potential issues related to new housing choices are priorities for you?



Heritage Preservation/
Cultural Landscape

Important Neutral Unimportant
 (please check only one)

Comments:

.....



Streetscape Character

.....



Usable Front,
Side and Rear Yards

.....



Views and View Protection

.....



Solar Access/
Energy Efficiency

.....



Movement/
Connections

.....



Social Engagement

.....



Privacy

.....



Safety / Security/
Surveillance

.....

Worksheet #2

Which of these housing types would you feel could suit the Maillardville Neighbourhood and why?

1. Secondary Suites



Would fit:

Advantages:

 Disadvantages:

2. Duplex Housing



Would fit:

Advantages:

 Disadvantages:

3. Multiple Conversion Dwelling



Would fit:

Advantages:

 Disadvantages:

4. Laneway Housing



Would fit:

Advantages:

 Disadvantages:

5. Coach House



Would fit:

Advantages:

 Disadvantages:

6. Four Plex Housing



Would fit:

Advantages:

 Disadvantages:

7. Narrow Lot



Would fit:

Advantages:

 Disadvantages:

8. Row Housing



Would fit:

Advantages:

 Disadvantages:

9. Housing Clusters



Would fit:

Advantages:

 Disadvantages:

Worksheet #1

Which of these potential issues related to the new housing choices are priorities for you?

	Important	Neutral	Unimportant
Heritage Preservation / Cultural Landscape	16	7	1

Comments:

- Heritage for each neighbourhoods differ in Maillardville. Heritage should be defined to meet more choices
- Preserve heritage homes, like lots of green, the history of the neighbourhood is modern
- Depends on condition of the heritage houses
- Heritage landscapes / authentic
- Probably move. Upset about your city
- Maillardville is the French Quarter, important to maintain character up to mid 60's
- Consistent / uniform appearance is important
- Heritage houses are very important, very beautifully designed
- It seems we are losing more and more older houses. Keep newer houses with older character.
- Building schemes
- Architectural design and components rather than cookie cutter designs throughout
- They are good assets
- To keep some home for heritage
- Up to standards
- It must be "Maillardville"
- Old structures in most cases - requires lot of investment to bring up to speed with current standards and efficiency

	Important	Neutral	Unimportant
Streetscape Character	22	1	0

Comments:

- Not all neighbourhoods must be the same
- Sidewalks / trees / less parking with monster housing
- Preserve but maintain to provide view, safety (i.e. sidewalk, tree trimming)
- Sidewalks with trees (not evergreen) are important
- Sidewalks parking tree-lined streets are nice
- Parking - congestion / finished sidewalks/boulevards / lighting
- Sidewalks, trees
- Greenery is good - mature trees
- Changing for Maillardville - curb and gutter - reduces art. of street parking
- Would be very nice and useful to have pavement so people can walk safely and bring more community feeling
- Preserve the trees / curb + sidewalks required

	Important	Neutral	Unimportant
Usable Front, Side and Rear Yards	15	8	0

Comments:

- Similar frontages
- Usable front yards help with social engagement, security
- Seems to be a lot of unused front yard; but rear yard space for gardens / social events is good
- Frontyard not important as back yard for personal use / Tendency to focus on generic green lawn that is not used
- Fruit trees
- Landscape not junk
- Current front yards with nothing more than grass can be used in MUCH BETTER MANNER
- Preserving green space

	Important	Neutral	Unimportant
Views and View Protection	21	3	0

Comments:

- With slope this is important
- Need to protect heritage of hillside views
- Building height restriction
- Guidelines must be established
- Would want height restrictions to keep view
- Tall tree removal + replacement / building height restrictions
- Height restrictions especially roof designs that block neighbourhood views - consider what existing neighbours views rely on
- A little less important because most of us don't have it
- And noise

	Important	Neutral	Unimportant
Solar Access / Energy Efficiency	15	8	1

Comments:

- Important due to energy costs
- Future energy uses
- My view also give me my solar access
- Given our views would be good for future solar access
- Very important, should be mandatory in future developments
- Trees may cover it though

	Important	Neutral	Unimportant
Movement / Connections	18	7	0

Comments:

- Walking trails would be good
- Privacy and liability issues
- Laneways for local residence easy access from A to B whether in school, transportation or walking their dog
- This gets people out of their cars
- Neighbourhood is not pedestrian friendly, improvement would be good
- Sidewalks
- Especially if it provides shortcuts that avoid connectors + large busy street
- Alderson is good example of new sidewalks
- Where possible
- Makes for a safer neighbourhood when there is more social interaction
- Curbing and sidewalks needed

	Important	Neutral	Unimportant
Social Engagement	10	10	2

Comments:

- Needs balance
- Smaller set-backs should be allowed
- I don't know a lot of my neighbours, bringing people closer together would be good, helps with safety/security
- Current front yard set backs mean houses built further away discourage social engagement
- Sidewalks + calmer traffic areas
- Access close to streets are good for interaction but some prefer more privacy
- Good idea

	Important	Neutral	Unimportant
Privacy	20	5	0

Comments:

- Needs balance
- Not an issue, but should maintain
- We all have decent privacy but it would be maintained with proper landscaping
- Plantings, fencing, lattice to obtain privacy
- Lots of seniors in this area who value privacy
- Too much privacy
- Some good. We all like it / not too much / for security

	Important	Neutral	Unimportant
Safety / Security / Surveillance	19	3	0

Comments:

- Probably lighted and well kept laneway to ensure safety and security
- A well designed denser neighbourhood is a safer one
- I think we have a good sense of safety now
- Finished lane ways cleaner means taking ownership which translates into security
- Sidewalks
- More dense neg'd with narrower streets are better for security
- People walk around neighbourhood
- Yes good. But depends on both above (privacy and social engagement?)

Other Comments:

- Transportation / accessibility
- Parking, elderly accommodation - suggestion: tandem parking

Worksheet #2

Which of these potential issues related to the new housing choices are priorities for you?

Secondary Suites Would Fit
20

Advantages:

- Retain character
- Flexible
- Financial benefit for owner
- Easy
- Doesn't really change the current appearance of houses
- Maintain green space and provide density
- Mortgage helper
- Can help the mortgage but create the security of the area
- Good extra income for owners
- Make use of land
- Already part of plan

Disadvantages:

- Too many obstacles from city
- Costly for fireproofing
- Hard to maintain standards - light safety ventilation.
- Lots of expanse of parking if upgraded to standard
- Non-compliance with guidelines
- Less secure (fire in suite). Privacy
- Needs of parking but not privacy
- No privacy and service
- Parking problem
- Beware of slumlords
- Tends to be abused

Duplex Housing

Advantages:

- If similar to neighbourhood styles can look good
- Easy to build out backyard.
- Works well - needs design guidelines
- Would work with building scheme
- When done tastefully done, fits in well
- It will fit as long as done with good taste to maintain green space and heritage preservation of the area
- More affordable
- Can build in big land, and good idea for big family
- More people can afford
- Stacked housing (may have to increase building height limit)
- Make use of land
- Already part of plan
- Fits well

Disadvantages:

- Does not fit with rest of houses on street (size). Why can a duplex not be up + down? You can have 2-3 floors (or houses) in one house - all separate entrances etc.
- Homes close together
- Where does the parking go?
- Can obstruct views in the wrong area
- Height. Solar access
- Less privacy
- Parking
- Not as private as the narrow lot house
- Challenge for small lots
- Change roles that built cornerage 11 to single family

Multiple Conversion Dwelling

Would Fit
15

Advantages:

- Less waste in landfill. Retains character.
- Fits character of single family area
- Works well with existing homes
- Good for the right style of house keeping with style of neighbourhood
- It will fit as long as done with good taste to maintain green space and heritage preservation of the area
- Utilizing present structure
- More affordable
- Good for corner lot
- Retain existing buildings
- Works, when well done
- Up to four units

Disadvantages:

- Foundations can be costly
- Where does the parking go?
- Allowances for parking
- Parking
- Parking
- A mess when NOT well done

Laneway Housing

Would Fit
15

Advantages:

- Improved back lanes
- Enlivens lanes
- Adds safety to the lane
- Fits most streets. Affordable.
- Must match existing house
- Doesn't disturb neighbourhood that much; keep non-strata
- Good option to maintain existing main house and add living space, independence and privacy
- More density. Privacy. Security. Independence.
- More land used
- Increased security in lane. Cheap student housing.
- Depends on local conclusions
- Affordability

Disadvantages:

- Lane parking may be used for building
- Current / existing garages occupied without permits
- Allows existing house to remain
- Might be too close to lane; parking issues possible
- Busy lane traffic will have to allow front parking as well.

Coach House

Would Fit
20

Advantages:

- Adds off street parking
- People replace cars
- More density
- Fits most areas / streets in Maillardville. Affordable.
- Must match existing house
- Again doesn't disturb urgent look of neighbourhood that much
- Good option to maintain existing main house and add living space, and independence and privacy
- More density. Privacy. Security. Independence.
- Land made in good use
- Good privacy and better income for owner

Disadvantages:

- Can be hard to access if no lane
- Parking

Four Plex Housing

Would Fit
12

Advantages:

- Good for large lots / new strata
- Single family houses at high density
- Provides more density
- Lot specific. Some streets.
- Fit in heritage areas
- Fits in the right area, need lane access
- Durable for acreage lot providing distance and lane access between houses 66 x 140 lot
- In traditional older areas
- More density
- With good landscaping

Disadvantages:

- Can't be an existing building / must be new to work. Needs to be near green space
- Select places - not everywhere. Good design.
- Little private outdoor space
- Minimum greenspace should probably be allowed in select well designed spaces
- Parking issues
- Parking
- Too close to each other
- Less privacy and independence

Narrow Lot

Would Fit
17

Advantages:

- Can keep character of old neighbourhoods
- Cute. Fills gaps in street.
- Heritage Maillardville
- Fit in heritage areas
- Affordability for new owners keeps look of older part of Maillardville
- Would fit in core area near Brunette
- Older traditional areas only
- More density, privacy, independence.
- Privacy
- Best idea for city
- I am very suggest this idea. More people can afford and more privacy.
- With superior urban design and architecture
- Affordability
- Independence, affordability, and still offer more housing options leveling the secondary suites
- Subdivide long lot to small not narrow lot

Disadvantages:

- Not suitable for many neighbourhoods
- Don't fit the outlook of the area
- This is not Maillardville

Row Housing

Would Fit
12

Advantages:

- Dense
- With care. Carefully fit and select site that are best. Good design.
- High density ground oriented.
- Simple more affordable way of owning your own place
- Near the commercial areas of the area; affordability
- Only near Brunette not in the 50s and 60s area.
- On Barnette and near commercial area
- Burnette Ave only
- Positive. However, needs to be well constructed.
- Good idea to explore
- Should have lots of street vegetation. Maybe closer to community centres or churches

Disadvantages:

- Not suitable for many neighbourhoods
- Not aesthetically pleasing to current streetscapes
- Might become too high
- Do not fit the outlook of the area

Housing Clusters

Would Fit
10

Advantages:

- Dense
- Really cool.
- Heritage Maillardville
- Would be more dense but don't think it works for the area affordability; good for commercial / mixed-use areas
- On Barnette and near commercial area
- Good idea, create privacy.
- To explore
- Good idea for big family
- Lots of good landscaping
- Look nice

Disadvantages:

- Low density.
- Too dense in a large area that would be affected
- Parking may be tricky. May have to reduce parking requirement.

Summary of Preferred Housing Choices

- high degree of consensus
- high degree of acceptance of some new Housing Choices in the neighbourhood
- smaller housing choice types generally preferred with emphasis on small units that could be knit into existing single family fabric
- low acceptance of redevelopment projects involving lot consolidation for larger projects
- low interest in rowhousing

Summary of Urban Design Priorities

- protection of neighbourhood character and remaining heritage and older character homes were key themes
- wide ranging desire for improved streetscape/municipal infrastructure in terms of sidewalks, curbs, boulevards, street trees, improved laneways
- preservation of privacy, outdoor space between dwellings
- preservation of existing landscape, trees, sense of greenness of neighbourhood
- preservation of distant views primarily to the south

Housing Choices Location Opportunities

The location criteria below are expressed in general terms as opposed to examining specific sites.

Secondary suites:

Secondary suites are currently allowed throughout single family zones in Coquitlam and this form of housing seems to be well accepted.

There is an opportunity in the development of Design Guidelines for Housing Choice options to include provisions to upgrade the standards for secondary suites. New standards might include covered entries for the suites, small private outdoor spaces, connectivity between suite and outdoor spaces, visibility of suite entries from the street, private entry pathways.

Duplexes:

Duplexes development is well accepted and the discussion about past regulations to limit the number of duplexes in single family zones echoed sentiments familiar to City of Coquitlam staff, ie. that the tool of allowing a duplex only a specific horizontal distance from another duplex was not effective or equitable.

Concerns regarding duplexes centred more on architectural design issues than location there being a preference for duplexes with the architecture of a single home rather than, say, two unit facades mirrored on a central axis.

Multiple Conversion Dwellings:

Similar to secondary suites and duplexes, multiple conversion dwellings received a high level of acceptance by workshop participants.

The opportunity that this project type represents to increase density while retaining the existing



residential fabric including existing buildings was positively received.

Locations for this type of development would be dictated by the locations of existing eligible buildings.

The examples presented involved a range of lot sizes and architectural styles.

Laneway houses:

The concept of laneway houses, smaller single units located in the rear yard of existing dwellings and accessible primarily from the lane was almost universally accepted without caveats regarding location within the neighbourhood.

The notion of allowing driveways from the street to laneway houses in the rear where municipal lanes do not exist also received a high degree of acceptance.

Coach houses:

Coach houses were presented as larger versions of laneway houses with the same location and access assumptions.

There was no clear distinction made by the workshop participants between the larger Coach houses and laneway houses and both were equally well accepted.

Fourplex housing:

Fourplexes were presented as a new construction type as distinct from multiple conversion dwellings with four units (by definition involving retention and reuse of an existing building).

This form of development was not widely endorsed so the pros and cons of site types were not discussed by most groups. One group noted that fourplex housing could be acceptable on unusually deep lots.



Narrow lot:

The acceptance of narrow lots was not universal. No particular location criteria were expressed.

Rowhousing:

Potential sites for rowhouses were seen to be very limited. Only larger lots were seen to be acceptable with an emphasis on respect for the privacy and quiet of any adjacent single family dwellings.

Sites next to commercial development, institutional uses and parks were identified as possibilities. Sites at the ends of streets, next to ravines were, in some cases, seen as possibilities.

Housing Clusters:

Housing clusters were presented as combinations of the above eight housing choice types. Comments regarding the individual housing types would apply to housing clusters.

It is important to reiterate that significant redevelopment projects are not welcomed in the neighbourhood. Housing clusters would be best received if combined with existing buildings and achieved without lot consolidation. This would imply that any housing cluster development would occur on existing larger lots and possibly only involving a combination including a multiple conversion dwelling.



Neighbourhood Character/Heritage

Maillardville is one of the oldest neighbourhoods of Coquitlam with a history intimately tied to the lumber industry. There is a strong Francophone culture evident in some of the historic buildings, Laval Square and the Place des Artes.

The lot grid is at a finer grain than most single family areas of Southwest Coquitlam. There is a legacy of workers' cottages some of which remain in place. It is important that any adjustment to the development pattern of Maillardville in the way of new housing choice options should create possibilities and incentives for retention of these cottages.

There is a wider range of housing types, sizes and lot sizes than in much of Southwest Coquitlam. The south facing slope is pronounced and views to the south and sunlight access are key issues in Maillardville.

Residents of Maillardville that participated in the Housing Choices Workshop were receptive to most of the Housing Choice building forms presented but were very clear in their desire to retain the historic fabric and grain of Maillardville.

Housing choice options and design guidelines must be carefully framed to allow new choices without compromising the strong character of the neighbourhood.



.6 Recommendations and Next Steps

Implementation of New Housing Types in Maillardville

Introduction

The workshop discussions for Maillardville suggest a number of criteria for consideration in moving towards implementation of new housing types in Maillardville. Some of the housing types have potential to be considered throughout the neighbourhood; these are generally the lower density options. For these types, criteria would be set to determine:

- Minimum lot size and width
- Minimum lot depth, especially for laneway and coach houses
- Access criteria, including availability of a lane or minimum lot width to make a driveway access from the street acceptable, or a corner lot with side street access potential
- Standards for firefighting access and addressing of units.

For some of the more site-intensive housing types, the workshop participants felt that these should meet other siting criteria, potentially addressing:

- Proximity to transit
- Proximity to an amenity such as a school or park site
- Location on a site with characteristics that constrain impacts on an adjacent lower density residential area, such as a corner site or frontage on street that is perpendicular to the dominant residential street pattern.

Other criteria that might apply would evaluate the current site and building(s) with regard to:

- Value of the existing house as heritage through being recognized on the Heritage Register
- Value of the existing house as being a contributor to neighbourhood character, especially if it is an older home that retains original exterior features
- Value of existing landscape, particularly

- mature trees on private property
- Location adjacent to a ravine, watercourse or other stormwater management feature
- Views from public or private property currently available over the proposed redevelopment site
- Access to sunlight on adjacent sites, both as an amenity and for passive or active solar energy application
- Average slope of the site topography that might make the site more or less appropriate for certain new housing types.

For some areas of concern, implementation of design guidelines may be of assistance in managing the changes that might occur with redevelopment to new housing types.

Duplexes, Triplexes, Fourplexes, and Multiple Conversion Dwellings

Duplexes, triplexes, fourplexes, and multiple conversion dwellings are all new housing types that result in integral housing forms that, through design guidelines, can be massed and detailed to resemble large single family homes. These types integrate easily with existing areas with larger homes and with each other in streetscapes with a coherent character. A majority of the residential blocks in Maillardville have these types of homes as the basis for their development pattern and character.

Generally workshop participants preferred architectural designs for duplexes that were not mirrored, side-by-side units but resembled a large house with over-under and/or front-to-back organization where units had distinct and separate front doors and associated outdoor space at grade. These organizational preferences are readily addressed in design guidelines.

Key criteria for these housing types should address:

- Minimum lot size
- Front, side and rear yard setbacks
- Building heights and requirements for the articulation of the roof and street-facing facades to avoid buildings with large flat

- expanses of undifferentiated facades and roofs that have little interest or slope
- Location of entries and associated porches, stoops, and overhangs
- Provisions for parking including spaces in garages.

Narrow Lot Housing and Housing Clusters

Narrow houses and small houses clustered on one property are both housing forms that result in homes that are free standing and with the standard elements of a single family home but at a diminutive scale, similar to a cottage. These forms integrate well with areas of smaller homes, with heritage worker's cottages, with each other, and where a fine-textured subdivision pattern exists. These neighbourhood characteristics exist in some parts of Maillardville, especially the area around the Catholic church with a subdivision pattern that was inspired by French / Quebecois land planning methods. These forms are also typically less energy-efficient than duplexes, triplexes, fourplexes, and multiple conversion dwellings due to the higher proportion of exterior to interior walls.

At the workshops, discussion of narrow lots was linked to consideration of how small a standard single family lot should be permitted to be created by subdivision. The City could create opportunities for smaller lots and therefore more homes per block. This strategy needs to be balanced with the character of the neighbourhood's existing homes and consider that a new lot size should not trigger widespread demolition of existing homes to create two lot subdivisions. A small density bonus for conversion and additions to existing homes on large lots could help to counteract a trend to demolition and subdivision. A key benefit of a lower lot size for subdivision is that the community has a preference for infill housing that is fee simple and has an easy and low-cost approvals process associated with it.

Related criteria include:

Key criteria for these housing types should address:

- Minimum lot size and the current typical lot sizes in specific blocks, especially blocks with

- heritage /older homes
- Front, side and rear yard setbacks coordinated with existing development pattern
- Location of entries and associated porches, stoops, and overhangs
- Provisions for parking including spaces in garages. Lots without back lane access are challenging to service with access to parking on small lots whereas a clustered approach can share a driveway among all the units in a cluster.

Rowhousing

Rowhousing is the most intensive housing form that was presented for consideration by the Maillardville community. It is a form that results in streetscapes that are very different from the other forms under study. To achieve its potential density and benefit from its social and neighbourly attributes, rowhousing is often sited close to the street with a much deeper footprint than single family homes. This contrasts with adjacent homes with larger setbacks and more landscaping. Rowhouses are the most energy-efficient form due to their high proportion of internal and party walls. However, this benefit requires a large lot or an assembly of properties to achieve or that blank party walls are built to property lines in order for other rowhouses to develop up to them. These blank walls are unattractive and unneighbourly when left exposed for periods of time awaiting new development.

The majority of workshop participants did not think that rowhouses were an appropriate housing form for Maillardville. However, a number of people suggested that rowhouses might be suitable in certain specific blocks such as in blocks immediately behind mixed use shopping streets, as a transition to lower density residential areas, or blocks where redevelopment would occur for a whole blockface at one time.

Next steps

The housing choices lecture and workshops have provided a great deal of valuable information regarding the aspects of the Maillardville neighbourhood of

most value to the residents, the aspects of the neighbourhood that could use improvement, the range of housing choices that would be acceptable, and the conditions under which the various housing choice types would be allowed.

The public consultation process is not yet complete and additional public consultation activities include presentations to the Technical Working Group, the Public Advisory Group, and City Council. A public open house will be held in February/March 2010 and a Small Builder/Developer workshop is scheduled for March. A second public open house is planned for April.

The information obtained through these public consultations will inform a Housing Choices Concept Plan with recommendations regarding:

- suitable housing choice types
- architectural testing of preferred housing types
- policy, regulatory, and urban design issues
- character, form and massing of buildings
- off-site improvements,

and Design Guidelines with recommendations regarding zoning regulations, compatibility of new housing types with existing conditions, landscaping, private/public interface, building form and character, parking and site access, view and sunlight issues, privacy and overlook issues and other issues identified through the public consultation process.

