

5

Coquitlam

For Committee

July 24, 2009

Our File: 08-3360-20/08 014000 RZ/1

Doc #: 796379.v1

To: City Manager

From: Acting General Manager Planning and Development

Subject: **Maillardville Neighbourhood Plan Update – Status Report**

For: **Land Use and Economic Development Standing Committee**

Recommendation:

That the Committee receive the status report dated July 24, 2009 from the General Manager Planning and Development regarding the Maillardville Neighbourhood Plan Update.

Executive Summary:

This report provides Council with a summary of progress to date (Phase 1) of the Maillardville Neighbourhood Plan (MNP) Update process which was endorsed by Council on February 9, 2009. An extensive public consultation program was launched including project web page, direct mail to property owners, residents and businesses; a Council authorized community based project advisory group and a public open house. Staff will continue to work with community stakeholders in preparing an updated neighbourhood plan for this important City neighbourhood.

The MNP supports the City's goals expressed in both the 2006 Corporate Strategic Plan and the Citywide Official Community Plan to support a growing and changing population by strengthening established neighbourhoods and commercial areas.

Background:

The MNP process has four phases:

1. Existing Conditions and Assets Assessment (Spring/Summer 2009);
2. Creating a Vision, Goals and Objectives (Fall/Winter 2009);
3. Creating and Evaluating Plan Options (Winter/Spring 2010);
4. Selecting Preferred Option and Final Consultation (Spring/Summer 2010).



Background: cont'd/

The process to develop the MNP involves a comprehensive, public consultation program incorporating a variety of approaches and techniques to inform consult and involve the public. Key elements of this public consultation program include:

- **The Maillardville Neighbourhood Plan web page** - which includes information on project overview, public consultation, background and related documents, Neighbourhood Centre process of last year and Housing Choices background information;
- **Direct Mail** - about the planning process and announcement of the first Public Open House was distributed to study area residents and property owners in June 2009;
- **Public Advisory Group (PAG)** - authorized by Council on April 27, 2009 met in late May 2009 and again in early June 2009;
- **Public Open House (June 24, 2009)** - invited the community to review and comment on the existing assets and conditions, trends, challenges and opportunities and to provide commentary to help update the vision for the MNP (more than 70 people attended the open house); and
- **Conversation Café (June 24, 2009)** - in the evening portion of the Open House, an hour long Conversation Café took place with attendees in a small-group format, discussing four questions about social issues that were developed in consultation with the PAG. The goal of these conversations was to explore ideas to enhance and strengthen Maillardville. This activity related specifically to the pilot project component of including a focus on social well-being in the Maillardville Neighbourhood Plan Update process. Written comments received during the Conversation Café and the Open House are included in Attachment #2.

Key themes emerging from the written comments received at the Open House include:

- Need for expanded community and leisure services, local neighbourhood programming and improvements to Mackin Park;
- Improvements to public safety;
- Heritage preservation;

Background: cont'd/

- Need to balance Maillardville' heritage and history with the needs of new residents in a changing neighbourhood;
- Revitalization and enhancement of the commercial core that serves as a destination;
- Needed road, bicycle and pedestrian realm improvements; and
- More housing choices in the area.

Phase 1 of the process is now complete. Based on public input received in this phase, staff will continue working with the PAG in developing an updated vision, goals and land use plan for Maillardville for Council's consideration. Additionally, this is the first neighbourhood planning process to include a focus on the social well-being of the neighbourhood.

Next Steps:

The key next steps in this process include:

- Site Tours with Council, the Technical Working Group and the Public Advisory Group regarding best practices for Housing Choices and medium density residential options in the Lower Mainland;
- Public Advisory Group Meetings;
- Design Workshop with the PAG and other members of the public;
- Continued discussion with the PAG on options for addressing key social themes in both short and longer term; and
- Public Open House #2, tentatively scheduled for late November, 2009.

Staff will continue to provide Council with updates on planning process at key milestones.



J.L. McIntyre, MCIP

RN/ms

Attach.

- Maillardville Neighbourhood Plan Open House No. 1 Comments, Wednesday, June 24, 2009 (Attachment 1) Doc #793131.v1.

This report was prepared by Russell Nelson, Planner 2 and reviewed by Lynn Guilbault, Senior Planner and Rob Innes, Manager Community Planning.

**MAILLARDVILLE NEIGHBOURHOOD PLAN UPDATE
OPEN HOUSE No. 1 COMMENTS
Wednesday, June 24, 2009**

MAILLARDVILLE COMMUNITY PROFILE

How can we Support Families and Children to feel Connected in Maillardville?

- Library! More needed.
- Pollution.
- Police sub-station in area.
- Listen to local businesses/sponsors.
- Children - gardening connection, hire part-time re child care takers.
- Crime - assist (to rid) any illegal activity.
- More volunteers needed.
- Gathering for parties for children - makeup, food training, safety, bullying.
- Create park in new area on river.
- Increased greenspace and pedestrian connectivity.
- More affordable/accessible programs for families.
- Develop community and park features that don't exist in this part yet:
 - Skate park
 - Off leash dog area (right now it Mackin Park!!)
- There is only one side of stories of the old stories. Many stories are not recorded. Such as Frank who had cows and farm on Marmont and first milk delivery in a milk cart. He walked his 6 cows up Marmont Street.
- Swimming pools in neighbourhood.
- Parks to be used for day-care centers.
- Some parks to have pool and water features open every summer. Low-cost or free.
- Family resource centre for Maillardville.
- More ECD programs.
- Community garden for all ages.
- More parent and child drop-in activities.
- We could offer more free community events for families and children.
- More festivals/activities (like Festival du Bois) - community celebrations.
- More gathering spaces.
- Be as friendly as possible - introduce yourself - talk history.
- Day-care centres should be fast-tracked as small businesses!
- Update Maillard middle tennis courts.
- A central park for all ages to gather. A welcoming safe environment.
- Place for walking, bike, park - make Mackin Park more friendly and safe.
- Gated dog area.
- Preschool and day-care centre using English.
- Bring in settlement service for new immigrants in the neighbourhood.

How can we Support Families and Children to feel Connected in Maillardville? cond't

- Safe walking trails throughout the neighbourhoods and/or at the local schools, i.e. circuit around Alderson.
- A yearly event called: "It's a small world". Include food and music from groups that want to participate.
- Offer more space for better variety of programs. Ensure affordability of programs.
- Develop family housing that are affordable, spacious, in good condition.
- Secure appropriate properties when they become available for community and allotment gardens.
- With Millside School closed, families have lost touch and with it a support network for each other.
- An adequate community centre as to connect with each other.
- Maillardville is lacking in services, shops, places of interest all we have is Superstore, 7 Eleven. Better park services at Mackin.
- Restaurant zones should be established.
- Revitalization of Mackin Park needs to continue. Especially with records to safety issues and usability of the space.
- Better publicity for mom and baby and mom and kid groups. Free space for groups i.e. little? league.
- Create wonderful parks and family oriented facilities.
- More parent and child drop-in activities.
- Community Gardens - allows intergenerational contact.
- Maillard Middle School needs a partnership with the City to get a multi-use sports court on the old decrepit tennis area for all to enjoy and use after school, evenings and weekends.

How can we respect Maillardville's unique heritage while welcoming new cultures?

- Street festival (car free day).
- Shuttle buses through Maillardville.
- Bistro centre in community centre.
- Invite cultures to public events.
- The community centre appears to be French oriented, e.g. French language courses. Other cultures would be included possibly E.S.L. courses to make immigrants feel welcome.
- Diversity of restaurants.
- Have free French classes, especially for children.
- Reach out to new residents.
- Unique/personalize street signs in Maillardville, example: like in China Town street signs are unique.
- We can diversity Maillardville's cultural events to include existing and new cultures.
- By doing some advertising to the public about our unique heritage you would be surprised by the amount of people who do not know where Maillardville is.
- We can offer programs and services for new cultures in Maillardville.
- Laval Square - Create restaurant row.
- Sub police station.
- By involving all cultures and backgrounds in events and places where the history and background of Maillardville is remembered.
- French festival - celebration together.
- Importance of community centre.
- Need a sub community centre, not just a reno. - French Heritage is 100 years this year and needs to be respected, as our 2nd off language.
- Cultural festivals are needed.
- Communication to others through other means.
- Maillardville newsletter or similar.
- Welcome basket for new people. Small, maybe with info about history and coupons for local businesses.
- Reach to new residents.
- Community gardens.
- Create more French shops (restaurants, bars, etc.).
- Encourage multi-cultural statements in a variety of forms (signage public art, etc.).
- Promote a "French" architectural style along Brunette.
- Support and preserve the French heritage while encouraging inclusiveness.

How can we Expand Opportunities for Learning?

- Buddy program for elderly and young kids and/or youth.
- Free rooms for public education.
- More programs for immigrants and refugees.
- Free public information session on settlement in first language.
- More access to library resources.
- Interpretive signage more insight into area.
- More space for community centre so it can offer more programs and accommodate more people.
- Multicultural library small one in the neighbourhood.
- Community garden - gardening workshops.
- More French influence: French music; more individualist; village atmosphere.
- We could mix education and recreation and leisure at the same community centre.
- Advertise program is child friendly.
- Walking distance, close proximity.
- Parent, tot - how to: Informal class on various topics.
- Childcare are important within close proximity.
- Painting courses.
- Adult mentors.
- Swimming courses.
- Hire kids for yard.
- Functioning mobile library.
- Language classes give credits to students.
- Computer courses.
- Garden planting and harvest.
- Work with local non-profit and for profit education programs to provide wider diversity of community and youth opportunities.
- Translation of media material and community information and notify translators available.
- French courses/classes, more funding to provide courses - keep French:
- Place des Arts Festival - French music and food.
- Creating more opportunities for diversity at our community festivals, i.e. Maillardville is very diverse area. Focus should also include learning for other languages as well as French.
- Mentors to be created.
- We could use some of the closed school spaces for education.
- Expand community centre - room available for public free of charge, night school classes.
- Not qualified instruction, more of an informal classroom size.

What are Maillardville's Strengths and Assets? Why are these things important to you?

- Business owners should be responsible for cleaning.
- Ban the massage parlours.
- Accessible to lots.
- Get volunteers to take note of the old stories.
- Strength: walk ability, strong history
Weakness: history not well transmitted. I'd like to see some living history events.
- Programmes are an asset but too expensive for the poor.
- Need to do more for public transport for disability.
- The Place Maillard - provides space for some community programs.
- Engaged community MRA - e.g.
- Location connects with highways.
- Lots of green areas and creeks.
- History: Stories, people and generations still living here and remembering.
- Passion: People and societies/groups trying to keep heritage alive (language and stories).
- Place des Arts is a great resource for fine arts, music, education and community involvement.
- Established and welcome other ethnic groups.
- Small businesses on Brunette are friendly and try hard.
- Record people stories - vision for the future - roots.
- It's a small community with sustainable transportation to Port Moody, Coquitlam, Port Coquitlam, Burnaby, New Westminster and Vancouver.
- Negative Brunette traffic is bad and busy.
- Variety of cultures.
- Convenience to all shop and highway access.
- Brunette is difficult to access businesses because busy street.
- Write down stories of past before they are lost.
- Collect photos of past to share with others.
- Place des Arts is a strength and asset in Maillardville. They promote community involvement, education, art and music.
- Quiet, no police, not much crime.
- Weaknesses: not well recognized for its history and what it used to provide - has let to feeling of abandonment and vulnerability.
- Strength: Still a strong sense of community that just needs nurturing. Still supports Wild Salmon and special green assets hidden in the urban scape.
- Residents Association try hard to maintain a good community.
- Stream keepers.
- Community garden.
- Place Maillardville is a good resource for seniors, pre-schoolers and youth. We need more English youth programs too.
- French history a heritage.
- Architecture
- French Heritage - unique history.
- Close to transportation routes to City.

What are Maillardville's Strengths and Assets? Why are these things important to you?
cont'd

- Encourage permeable pavers for home use.
- Convenient (transportation).
- Southern Slope (view).
- Heritage/history (culture).
- Mackin Park (recreation).

HOUSING

What are the design elements and neighbourhood features in your Maillardville Neighbourhood that help define its character?

- Unique street signs in all of Maillardville.
- Keep to the European design ideas developed for the Maillardville downtown area.
- Encourage French architecture.
- Please keep heritage homes. Help restore what is existing and stop demolishing to rebuild.
- Small town flavour.
- Rezone old business strip to have 4-storey buildings with shops below and residential above.

What kind of housing is needed to support existing and future population growth?

- High-rise condominiums for young generation, as well as seniors.
- Smaller lot sizes for single family homes so that people can downsize/retire in this area with smaller homes with manageable yards.
- Low-rise 4-storey mixed use.
- Some density and mixed-use housing.
- More creative alternatives for use of large single family lots (i.e. laneway and infill housing). No more rezoning for unneeded duplexes.
- Higher density without increasing the number of rentals in the area (less duplexes, more condos and more mixed use).
- More high density.
- Carriage house suites.
- Revitalization area.
- Encourage housing development by designating tax-free areas for a period of time.

How can Maillardville ensure that it continues to be an inclusive community given the challenges presented by housing affordability?

- Tiny suites and large townhouses all in the same complex to encourage people to stay long term in the same area.
- We need affordable housing.
- Maillardville should maintain low density housing.
- Do not like the Brunette Street lined townhouses from Schoolhouse Street to Begin Street.
- Let Maillardville shine. Let the chips fall with regard to housing costs.
- Create "carriage house" garage suites.

THE LOCAL ECONOMY

How can Maillardville build on its competitive advantages to attract job growth and new business sectors?

- Need to attract small businesses such as a French restaurant, bakery, souvenir store (not pawn shops).
- In order to attract business, we need to give tax incentives to business owners.
- Create a niche market using the French heritage influence.
- Concentrate on serving the people that work here. Most people are going to work in Vancouver anyways.
- No Hell's Angels, no sex shops and no pawn shops!
- Need French bakeries and shops.
- Maillardville has the potential to be a "destination place" in greater Vancouver, and it needs French restaurants.
- Encourage higher income earners to come here to spend money.

How can we ensure that Maillardville is able to develop a more diversified employment generating tax base?

- Attract the creative people, and the ideas/money/benefits will follow.
- Encourage developers to make a case for the number of jobs associated with development applications, regardless of land use.
- It needs to be known as a place to be to hang out and spend money.
- More shops, more people, more money.
- We're right on the highway; great mobility for goods in/out, plus train close by – why are we having a problem creating a diverse tax base?

What role should Maillardville's current inventory of employment land play in supporting new job growth in the City?

- In the current economic climate, lots of small diverse businesses are more reliable than one big box store.

A COMPACT COMPLETE COMMUNITY

What is needed to help reinforce the economic and social vitality and sustainability of Maillardville?

- Create office space in high-rise buildings.
- The City cannot forget the life of Maillardville was born in the heart of Maillardville – Laval Square and the corners of Mackin Park/Mackin House. To retain our roots, you must buy the lot on the corner of Begin and Brunette. In all the big plans of development, if the City ignores the heart, where all this began, the history is lost. Create a walkway of interests on this property and preserve for the future.
- More quaint shops and a French restaurant.
- Need diverse recreational facilities in the Maillardville area.
- Encourage small, local businesses – not big box stores.
- Increase distributed density – small lots, secondary suites, 4-storey apartments with mixed use, not a townhouse ghetto.

How can we create more high quality job opportunities in Maillardville, close to where residents live?

- Bring in big enterprise by offering cheaper rent or other benefits.
- 4-storey buildings with first floor for businesses.
- Have an “improved” City Centre in Maillardville.
- Look at incentives for drawing business to the area.
- Need a pedestrian link to Braid Street Skytrain station.
- Clean up and beautify the appearance of Maillardville's business area by motivating business owners by a bylaw.
- Attract a more “urban” shopping retail area like Newport Village or Murray Street in Port Moody, with a bookstore, coffee place.
- The City needs to expedite the existing development plan for the business area. How about tax incentives for the first few developers?
- Nearby access to higher education would bring in students to provide a target for businesses.
- Full-time jobs to maintain family life.
- Encourage employment locally.
- Need to encourage a high tech/think tank “park” to bring high income corners into the area to support local shops.
- Work with businesses to keep costs down.

What role does good quality design play in creating more resilient and livable neighbourhoods?

- To preserve land and old houses for interest, culture and heritage to bring people together.
- Allow carriage house garages with suites.
- Encourages people to stay and live in an area longer.

SUSTAINABLE TRANSPORTATION CHOICES

How can we improve the connectivity between transit, cycling and pedestrian networks?

- North-south transportation connecting Austin and Brunette areas along Marmont and Nelson Street (shuttle buses would be useful).
- Improve east/west and north/south bus transportation within proposed Maillardville area.
- Trees that are over sidewalks with branches hanging too low need to be pruned by the City.
- More frequent bus service to Lougheed/Braid Skytrain stations.
- Sidewalks and bike paths separated from road for safety.
- Encourage rapid transit along Highway 1 to connect with Evergreen.
- More bike/cycle.

What is needed to encourage more people to choose transit, cycling, and walking to get to work?

- Increase the connectivity of bus and Skytrain routes from surrounding suburban centres to Maillardville Centre.
- Make it easier to move around to Lougheed, Coquitlam Centre, etc.
- Bike routes that connect better to each other.
- Better signs showing where bike routes are wider.
- Cycling is not always an option because Maillardville is very hilly and it rains a lot.
- Improve walk ability and bike ability on Brunette. It should be a main street, but not a commuter through-way.
- Talk to TransLink – make it not 2 zones to get to the Skytrain station.
- Bike lane on Lougheed Highway separated physically from cars.

What types of streetscape improvements might encourage walking in neighbourhoods and attract more residents to walk to local destinations?

- Re-route work transportation off of Brunette Street and allocate it to be a centre hub for the community.
- Explore free bicycle programs like Vancouver.
- Build more environmental experiences into daily lives of residents.
- Expand areas for gardens, forests and creeks closely connected with City centre.
- Create an exclusive pedestrian centre for Maillardville (opening up walking and biking opportunities).
- Bike lane/wider sidewalks all the way down Brunette and direct traffic to Lougheed.
- Create a sense of place – identity of neighbourhood.
- Integrate cultural initiatives in the Centre – community art, music, sports, etc.
- Add more trails (maintained) in existing green spaces.
- Sidewalks!
- Continuous sidewalks throughout Maillardville.
- A place to go for a walk not on a busy street.
- A pedestrian walk/bike path.

DRAFT VISION

What are your Thoughts on the DRAFT Vision for the Maillardville Neighbourhood Plan?

- We have art and music through Place des Arts but we need recreational and leisure facilities to make this a truly liveable area. We don't just need housing and businesses.
- Where are the "dynamic business districts"? Brunette Avenue is not an attractive shopping/visiting destination.
- More affordable studios for rent/hire for the Arts; for the small business person.
- Stronger Community support/resources to address drug-rehab/slum/and -lord buildings and deal with vandalism in the neighbourhood e.g. along Brunette/Therrien Street/Blue Mountain.
- More accessibility for people with disabilities e.g. major traffic lights at King Edward and Lougheed Street (near Canadian Tire) should have sound indicators for people that are blind. Also, more accessible, affordable public transportation.
- A hierarchy of business ops from:
 - Small scale neighbourhood convenience (Brunette)
 - Regional-larger formal commercial along highway
 - Light industry employment generating (Schoolhouse)
- All Vision Statements are useless wording, but it sounds nice.
- We need to become a "destination" so Brunette can thrive. Rather than languish in the mire.