

Coquitlam

For Committee

January 10, 2012

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To: City Manager

From: General Manager Planning and Development

Subject: Maillardville Neighbourhood Plan – Progress Report

For: Council-in-Committee

Recommendation:

That the Committee receive the report dated January 10, 2012 of the General Manager Planning and Development entitled “Maillardville Neighbourhood Plan – Progress Report” for information.

Report Purpose:

This report provides an overview of the public comments from the December 1, 2011 Public Open House for the Maillardville Neighbourhood Plan.

Strategic Goal:

This report supports the City’s corporate objectives to strengthen neighbourhoods and enhance the sustainability of City services, transportation systems and infrastructure.

Background:

The update to the Maillardville Neighbourhood Plan, that was re-initiated in June 2011 (see Attachment 1 for further context and background), is being prepared in close consultation with area residents, property owners, businesses, builders, development community and other interest groups. As part of the engagement process for the Plan, the second Public Open House was held on Thursday, December 1, 2011 at Place Maillardville from 4:00 to 8:00 pm. The event provided the public with an opportunity to re-engage with the Plan process, to review a series of display panels and to dialogue with staff regarding a variety of “Ideas and Options” for five (5) policy streams:

- Housing Choices: new areas & types
- Medium-Density, Multi-Family Housing: new areas & types
- Heritage Preservation and Expression
- Experiences in Parks and Outdoor Recreation
- Nelson Creek Integrated Watershed Management Plan

Background: cont'd/

For this Maillardville Open House, staff used a number of means and methods to communicate and publicize the event, a summary of which is attached to this report (Attachment 2). Attendees to the Open House were asked what the primary means by which they heard about the event. More than half (53%) were alerted through the newsletter/flyer and newspaper ads and another 46% were alerted through an e-mail or 'word-of-mouth'.

A new methodology for the space planning and a new "gallery style" presentation approach to the information panels was also applied to this Maillardville Open House event. The goal of this new approach was an attempt to enliven the event space, to improve the readability and understanding of the information being presented, and to encourage and influence all attendees to complete a Response Form responding to the material that was presented (Attachment 3).

The Open House was well attended and nearly 180 signatures were recorded on the Sign-In Sheet. Roughly 50% of the attendees completed the Response Form. This represents a much higher than average response rate. Verbatim responses have been included in Attachment 4 and the original Response Forms and other correspondence has been placed in a binder for information in the Councillor's office.

Public Comments:

The open house discussed five key policy themes with attendees:

1. Housing Choices: new areas & types

A series of options for additional Housing Choices areas within Maillardville and a series of additional housing types were presented at the open house (see Attachment 5). A majority of respondents expressed general support for expanding Housing Choices into other areas of Maillardville (90%) and adding Small Lot One-Family (77%) and Two-Unit Tandem (67%) as new housing forms to the existing typology of Housing Choices development options. However, there are a minority of respondents who oppose any or minimal expansion of Housing Choices areas as presented. Respondents were divided over the Row Housing (53% opposed) and suites for all Housing Choices (45% opposed) and a few respondents out-right opposed any of the proposed new housing types.

Regardless of a respondents support or opposition, concerns were expressed by some that Housing Choices could result in the potential loss of mature tree cover, further exacerbating existing traffic congestion challenges in the area, increased demand for on-street parking, potential loss of heritage buildings and the desire for heritage design expression in new development, increasing demand on limited community amenities, and the potential development scale of the row-housing type, which could be out of character with the neighbourhood.

Public Comments: cont'd/

2. Medium-Density, Multi-Family Housing: new areas, new types & guidelines for families

Nine (9) medium density, multi-family opportunity sites within Maillardville, a series of new medium density, multi-family housing forms and a series of family-friendly guideline ideas for multi-family housing were presented at the open house. A majority of respondents expressed general support for the proposed medium density, multi-family opportunity areas (72%) and the new multi-family housing forms as development options (74%). Nearly all respondents, although very few provided comment, agreed with the list of family-friendly guideline ideas for multi-family housing as presented.

However, there are a minority of respondents (28%) who oppose some or all of the proposed opportunity areas as presented and a few respondents who suggested additional areas should be identified. A minority of respondents (30%) either opposed the 4- and 5-storey stacked townhouses and apartments or expressed a preference for the 3-storey townhouse development form, stating concerns over the potential loss of views by taller development forms. Other concerns were also expressed by some, echoing similar sentiments as those identified above in the Housing Choices section of this report.

3. Heritage Preservation and Expression

A number of ideas and options were presented regarding the preservation of heritage buildings as well as other means of expression of Maillardville's rich historical and cultural heritage. A strong majority of respondents expressed general support for the proposed ideas (83%), which included the establishment of a heritage conservation area, expansion of the heritage inventory, enhanced use of heritage revitalization agreements (HRA), heritage public realm finishes and other incentives to commemorate Maillardville's heritage. There are a few respondents (17%) who opposed the ideas as proposed.

4. Experiences for Parks and Outdoor Recreation

A variety of ideas and options were presented regarding possible park and outdoor recreation experiences that could contribute to and help create a balanced parks system within Maillardville. The park and outdoor recreation experiences that generated the most interest (Top 5) by the open house attendees included nature trails, urban forestry, outdoor exercise spaces/courts/circuits, farmer's markets and community gardens. Historical and cultural information and design elements, outdoor adventure playground as well as greenways, linear parks, urban squares and plazas were also identified by a number of respondents.

Public Comments: cont'd/

4. cont'd/

The key challenge for this portion of the Plan development will focus on managing expectations relative to available financial resources and constraints on the one hand and the appropriate amount of parks and outdoor recreation space to provide for preferred experiences.

5. Nelson Creek Integrated Watershed Management Plan

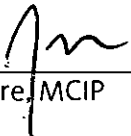
Nearly all respondents expressed support for the recommendations and suggestions being made regarding the stormwater management strategy for Nelson Creek (88%). Once the Nelson Creek IWMP is finalized (Spring 2012), staff will bring forward a separate Council report that will include identification of system improvements, management measures and financial implications associated with the implementation of the Nelson Creek IWMP and a request for adoption by Council.

Financial Implications:

There are no immediate financial impacts associated with this report.

Conclusion:

Although there is not a unified public consensus on all the "Ideas and Options" material that was presented, the majority of attendees to the open house were supportive and provided positive input in continuing with the next phase of technical review and policy development and our next series of public engagement activities (see Attachment 6). Council's feedback and direction along with public input and ongoing technical review will be used to help guide the continued development of the MNP and associated design guidelines, servicing strategy and street standards for the neighbourhood.



J.L. McIntyre, MCIP

RS/ms

Attachments:

1. Maillardville Neighbourhood Plan-Context and Background (Doc #1188516)
2. Communications for Maillardville Public Open House, December 1, 2011 (Doc #1187783)
3. Pictures from the Public Open House, December 1, 2011 (Doc # 1188661)
4. Public Comments (Verbatim) from the December 1, 2011 Public Open House (Doc #1164050)
5. Phase 3 Engagement Activities (Doc #1188510)

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

Maillardville Neighbourhood Plan Context and Background

The existing Neighbourhood Plan for Maillardville was the City's first Neighbourhood Plan and was adopted by Council in 1989. This Plan was underpinned by a revitalization effort the City launched in Maillardville over 27 years ago with Council's adoption of the 1985 Maillardville Downtown Revitalization Report. This report formed the basis for the Maillardville Neighbourhood Plan, an associated set of design guidelines, a new mixed-use commercial zone (C5 - Neighbourhood Centre), infrastructure improvements along a portion of Brunette Avenue, and other regulatory measures. Since its adoption, various policy sections of the Maillardville Neighbourhood Plan (MNP) have been amended, although a majority of these amendments have been minor in nature. However, the single exception that resulted in a more substantive changes to the MNP involved recent policy and regulatory amendments, adopted by Council on July 28, 2008, to encourage the development of a vibrant, pedestrian-oriented, higher density, mixed-use neighbourhood centre in Maillardville.

In the Fall 2009, Council determined that it was now timely to review and update the remainder of the MNP to ensure that it responds effectively to current and emerging issues and opportunities and to continue and bolster the community's revitalization efforts over the next twenty years. This planning process was put on hold midway through the MNP process in 2010, due to the temporary reallocation of staff resources to other priority projects, but was re-inflated by Council in Summer 2011, with the goal of completion in mid 2012.

Deliverables for the MNP will build upon the work completed for the neighbourhood commercial centre, completed in 2008 and will include a renewed neighbourhood-based vision, guiding principles, and a series of supporting policies regarding land use (and land use designations) that consider: Housing Choices; multi-family opportunities; heritage conservation and expression; parks and outdoor recreation; greenways; multi-modal transportation network; urban and architectural design; and integration of the Watershed Management. A servicing strategy and revised street standards to implement the results of this update will also be developed.

Given timelines and resources, the Plan process cannot address all of the policy issues and opportunities in Maillardville. Specifically, the policy and regulatory changes in 2008 for Maillardville's neighbourhood centre is relatively recent and efforts will remain focused on implementation of the Plan. However, reviews of the design guidelines and the street standards for the neighbourhood centre precinct in Maillardville will be examined and completed as part of this Plan process.

The two large mobile home parks (Mill Creek Village & Wildwood) and most of the Lougheed/Schoolhouse Employment Corridor, including transportation challenges associated with the Brunette interchange and the Lougheed/Blue Mountain/ Brunette intersection, will also not be addressed in this MNP process. Policy guidance for the mobile home parks would be more appropriately addressed within the context of City's Affordable Housing Strategy and much of the policy discussion for the Lougheed/Schoolhouse Employment Corridor will be explored as part of the land use policy review for the Fraser Gateway Employment Corridor and other transportation planning processes.

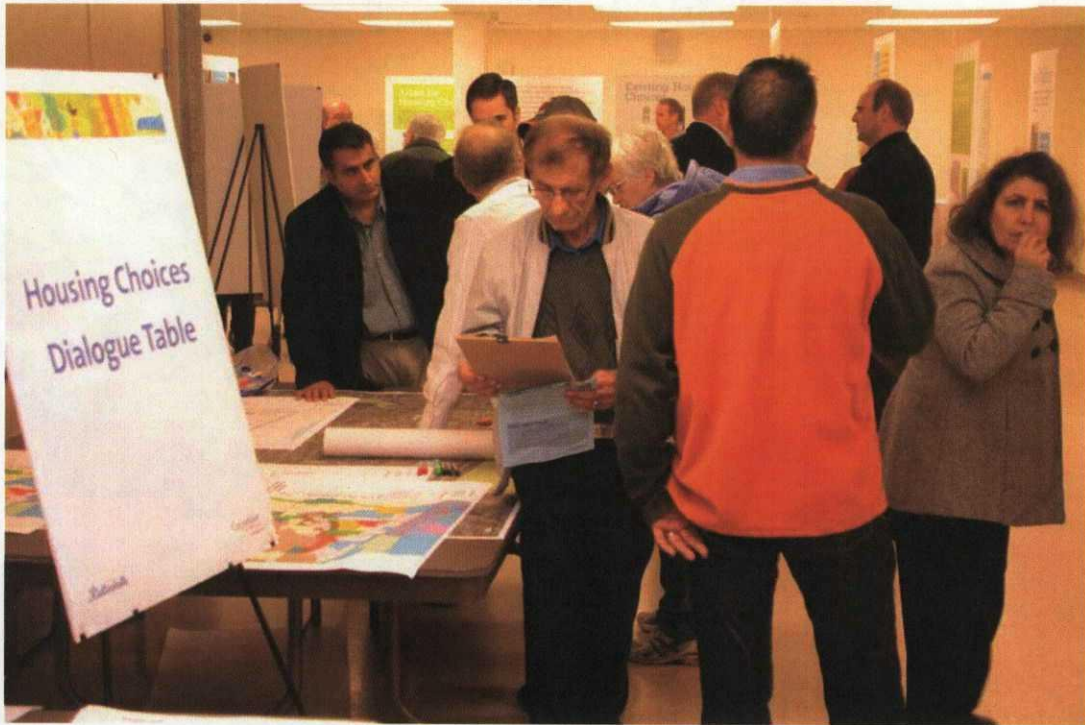
Communications for Maillardville Public Open House December 1, 2011

In preparation for this Maillardville Open House, staff applied a series communications to raise neighbourhood awareness of the pending event and included the following:

- 7,300 newsletters were sent to each household and business (including non-profit and institutional providers in the area) and property owners (both commercial and residential) within the Maillardville study area plus surrounds. The postal delivery began on Monday, November 21, 2011 and concluded on Wednesday, November 23, 2011
- A Total of 4 newspaper advertisements that announce the upcoming Open House event on December 1, 2011
- A Press Release and an article was authored and published by both The Tri-City News and The Now
- The Maillardville Plan Listserve (subscribers) have all been sent information regarding the upcoming Public Open House and will receive a couple more reminders over the next couple days, as well as updates throughout the length of the process
- Posters to public facilities/venues (e.g. schools, library, Place Des Art, Place Maillardville, Churches, etc)
- Announcements of the events in Church Bulletins, School Newsletters (Alderson Elementary, Rochester Elementary and Maillard Middle School) and Parent Advisory Committee publications
- Announcement with the Maillardville Residents Association website including an e-mail to all 300+ households who comprise their membership.
- Printed copies of the all Open House materials have and will be available at the Poirier Library Reference Desk for the length of the Plan process
- The City's webpage for the Maillardville Neighbourhood Plan is completely updated and provide and will continue to provide information regarding the plan process, for the length of the consultation and City of Coquitlam Facebook has a posting

ATTACHMENT 3





ATTACHMENT 4

MAILLARDVILLE NEIGHBOURHOOD PLAN DECEMBER 1, 2011 OPEN HOUSE RESPONSE FORM

1. How do you feel about the ideals and options present at the Public Open House?

I Like It - (55)

- We like Housing Choices for Maillardville Area to be developed to multiple family use like Option 3.
- I am in favour of Housing Choices for Maillardville and I would very much like to see my area developed. I like Option C additions.
- In this neighbourhood lands are big size and very expensive so we can't afford to building only single houses.
- I like Housing Choices in whole Maillardville Area. I want my house to be included for small lot, duplex, 3-plex or 4-plexes
- We like Housing Choices for Maillardville Area. We like Option 3 (Option C additions) the best. We are in favour of whole Maillardville area to be developed to small single family homes or duplex/triplex/4-plex.
- I would like my property add to existing neighbourhood plan (housing choices) as shown in Option C.
- We are in favour of greater area of Maillardville Area to be included in the housing choices i.e. I would like my home to be included in this Housing Choices in Maillardville. We are in favour of maximum area to be included in Maillardville Neighbourhood.
- The cost of land is very high so we like Option C additions to existing NAP.
- I like the Housing Choices for Option 3 and all area of Maillardville.
- I especially like the "real human" feel. Getting people out of their cars, onto the streets is important.
- Because they are adding new things to the community, I'm happy that you guys are doing something with all this space that could be so much!
- I like it somewhat.
- While the goals of the MNP are a little "lofty" they certainly represent the vision for a community I would want to live in.
- I like the idea of housing choices but must cover our plan boundary not to limit the certain area so everyone have opportunity to decide.
- We are in favour of duplexes and 4-plexes for all of Maillardville - to cover the boundaries. I would like to cover my house as well 327 Laurentian Cres.
- I would wish only houses to be included for housing choices 1520 - 1517 Hammond Avenue.
- I would wish only houses to be included for housing choices.

**MAILLARDVILLE NEIGHBOURHOOD PLAN
DECEMBER 1, 2011 OPEN HOUSE RESPONSE FORM**

1. How do you feel about the ideals and options present at the **Public Open House?** cont'd/
- I like it but I have concerns that our current infrastructure will be weakened as I did not see anything being mentioned in terms of improving our roads and other services that new housing will share with our area.
 - I am so happy to see Coquitlam embracing some new thinking re: development. I hope the picture that has been drawn tonight will be implemented quickly and thoroughly. This is how people want to live. I wish there was more info re: fixing walk ability and bike ability to Braid Station. Too dangerous right now.
 - Good ideas but don't like the apartment options; too high density.
 - I think it's very cool. p.s. deep swimming pool please.
 - I want a deeper swimming pool (outdoor swimming pool that is deeper).
 - I have some concerns in terms of cultural expansion, there is grant planning for outdoor opportunities; housing, but what about local theatre and businesses opportunities than can enhance more of its unique "French Flare" in order to attract more visitors while serving its local residents.
 - Diversity of housing options and higher density is all good.
 - No transit - affordability.
 - New innovative housing types, hopefully affordable for young families. Activity area for children incorporated into the design.
 - Too much conflicting info - what about traffic?
 - We have lived in Maillardville since 55 years at that location. We are concerned about the future of Maillardville and are upset to be excluded in "plan".
 - Give options: Brunette area needs major sprucing up; what about calming down of traffic on King Edward towards the overpass? A major freeway was created!!
 - I want to see revitalization in our neighbourhood.
 - However, I would have liked to see some sort of French project to recognize the French heritage of Maillardville. i.e. French Corner - where signs are all in French.
 - Some of it I like, however I don't see much mentioned about preserving the French Heritage of this area.
 - Let residents know what is going on, more choice.
 - I like that there is an equal importance placed on green areas in the community as there is on new housing. Adding density to an area isn't going to be as successful or accepted if there isn't somewhere for families to go.
 - We need to grow.
 - I am in favour of larger density housing choices but I would like it to cover the area between Laurentian and Schoolhouse. I would like to expand Housing Choices to include all Maillardville Area as shown on your blue flyer, sent to everybody.

**1. How do you feel about the ideals and options present at the Public Open House? cont'd/
I Like It/I have concerns "comments" - (5)**

- I like the option of carriage homes and garden cottages.
- We need more senior housing, like 55 plus. I was born in Coquitlam, now I am forced out of my environment. A gated community would be great. now we have to move to Maple Ridge, Langley or Mission.
- The open house looks good to people, I don't know why you are wasting the taxpayer's money putting these on. You are going to do what you have planned to do anyways, whether we vote or not.
- It may look good but will suggestions be really considered? Too often decisions are made just to get the maximum money in from taxation.

I Like It/I have concerns "no comments" - (6)

I Have Concerns - (14) (2 - no comments)

- A lot of elderly people will be displaced and this could cause even many illnesses and possibly even death.
- I would hope that landscaping for all areas includes trees. Shade-bearing trees.
- Property owners should be encouraged to leave as much green as possible, more yard and garden.
- I was expecting a lot more classy European feel on Brunette not just housing, but combined commercial and housing but with a European/French flavour i.e. grocery store and fresh baked good and coffee shop with tables outside and a pedestrian walkway for residents and visitors to enjoy will sitting or exploring.
- The planning concepts that increase density are fine, however Maillardville needs a resolution of the surrounding traffic problems to be successful. The traffic problem deters developers and detracts from the ambience of Brunette Avenue, which should be subject to weekend traffic calming or full street closure.
- We don't feel that medium density development is appropriate for the area along Allison Street.
- Overall plan not clear. I'll focus on my address.
- Options have to be narrowed down, too many different schemes. Will be more valuable public input at later planning stage?
- How will the houses be connected to be able to walk to businesses and to create community. Walking/cycling path would be most welcomed.
- There is a need to create a community i.e. services and habitations that are easily accessible by walking and/or cycling - reduce the need to use a car.
- Felt it was vague.
- Seemed confusing.
- Thanks for doing this.

2. Three options are proposed for expanding the Housing Choices boundaries. Please choose your preferred option. **Option 1, Option 2, Option 3**

Option 1 (2) (3 - no comments but chose Option 1 also)

- Prefer single family homes. High rises can be built in NE Coquitlam.
- Single family dwellings

Option 2 (4) (9 - no comments but chose Option 2 also)

- I hope that offering those choices, the need for housing in the area is satisfied in a way that allows the heritage "feel" to remain. It is not clear how the subtle differences between A, B & C are significant.
- 2 dwellings.
- Being located right in the middle of the Housing Choices Area, I find that any option has minimal affect personally on us.
- If the area along Allison is to be changed we would prefer it be Housing Choices rather than medium density.

Option 3 (17) (12 - no comments but chose Option 3 also)

- Would like to see either more density .e.g. 4 units allowed on larger property or larger duplexes allowed to be built on longer lots. Right now restrictions are to north - not practical for livable space.
- I believe more density is necessary. But a lot of consideration is needed into lot size and parking. Seems some of the areas proposed to go multi family are the smaller lots.
- My small house sits on an 84' x 132' lot. My neighbours' to the left and back of us are duplexes and 4-plexes and sits on smaller lots. As we intend to rebuild in near future we would like our lot rezoned as such.
- My single dwelling is on an 84' x 132' lot. My neighbours' to the south and east are smaller lots and are multi dwellings. I would like my lot rezoned as multi family dwelling so I don't have to move away but can live in one of the houses when rebuilt.
- Increasing the population will allow the growth required to make our area more vibrant and will attract more business.
- I really want it.
- Would like to see it expanded up to Austin/Dawes Hill to encompass entire area with large lots and older homes.
- We would like carriage houses in our area (Laurentian) to provide an option to bulldozing and building monster houses. We want to preserve the look of our street.
- We would prefer housing choices on south side of Thomas rather than apartment style buildings (more of a neighbourhood feel).
- Increased density over a larger area is preferred to reduce trips and traffic and provide affordable housing.

2. **Three options are proposed for expanding the Housing Choices boundaries. Please choose your preferred option. Option 1, Option 2, Option 3 cont'd/**
- No monster houses/lots. More families in denser areas - sustainable growth and use of existing zones/limited land.
 - More space for more choices for varied families.
 - We are in favour of Option 3. We very much like our houses in 1517 and 1520 Hammond Avenue to be included in this Housing Choices.
 - Option C Additions.
 - I think that most people have larger lots and should have the option to density if they choose. I think we do need some level of densification, we only have so much land, but there should be a limit
 - I would love it if single family housing zoning disappeared.
 - I would like this to cover the whole area in Maillardville as per blue flyers (Housing Choices), Including my house at 327 Laurentian Ave.
 - More housing is better - period.
 - We like Option 3 and I hope it will include the houses between Decaire and Schoolhouse below Rochester.
 - Maillardville study area housing choices (Option C).
 - Option 3 (Option C Additions).
 - Option C Additions (3).
 - Option C Additions (3).
 - Option C Additions (3).
 - Option C Additions (3).
 - Option C Additions (3).
 - Option C Additions (3).
 - More area to cover for housing choices is the better.

*Did not choose any options but had comments **(8)**/or no comments **(15)**:

- There is a need for housing for those of us who would like to downsize (i.e. 55+) to smaller homes and lots but should be rancher style i.e. 1 storey level.
- Need for buildings for older couples (50+) that would like to leave their house.
- None of the above. It should include all of the areas on the map for the following reasons: 1) the proposed areas will only be a drop in a bucket when one looks at the needs. 2) Most of the houses are 50 years or older and they are in need of repairs or updating. Some areas are almost ghetto. 3) Properties east of Decaire have very large lots and these can do for more single families with young children as schools are close by.
- Planned to do anyways whether we vote or not
- I am supportive of any option as long as there is a balance of housing affordability. There needs to be an emphasis on low income housing and family oriented housing.
- Indifferent.
- I cannot select an option as I cannot tell what will be impacted by each one (e.g. trade off in heritage and natural values).
- Housing choices.

3. Please select your preferred **New Housing Choice Types** and provide comments. You can choose more than one.

Comments only:

- Increase the density as much as possible to put people on the street to support a commercial centre.

Chose all 4 options with comments:

- There needs to be a variety; however if an area is going to become denser, infrastructure needs to be improved and built to last to sustain increased traffic.
- Because if good for people who can't afford big houses.
- More options and varieties would give people the flexibility to develop house options.
- Duplex, triplex, 4-plex.
- Medium density - awesome. Lots of high density towers might turn slummy - if they are built, better to wait until the neighbourhood becomes more desirable through the implementation of the redevelopment visioned at the open house.
- I like the two/three/four dwelling units and the small lot one family.
- **Small Lot One-Family (46)**
- Addition of density without detracting from the heritage feel of the neighbourhood is important - secondary and tandem are easily camouflaged as single family homes.
- Row housing to be done only with taste with a lot of bricks, a few steps and posts.
- Need for 55 and housing i.e. residences on 1 level.
- But need to keep its unique heritage character to build up a "prestige" with a "French flare", as well as keeping this in view of business development on Brunette Avenue (King Edward to Lougheed) to build a community sense and pride.
- Duplex, 4-plex, triplex.
- I like all of the options, even row housing in the right circumstances. Since Maillardville has a large variety of lot sizes, not all options work with every circumstance.
- Traditional duplexes almost seem like a dated concept.
- Want the neighbourhood feel which we think would better come from smaller "looking" options with a "house" type of look.
- One of my concerns with too much density is overuse of community centres like the Poirier Complex which now seems maxed out. Whatever is implemented needs to expand recreation facilities also.
- Looks more in keeping with neighbourhood.
- We need more density. This allows young families to move into the area.
- French flare.
- Would like to see smaller lots on Henderson Avenue, lots are 60 by 120. I want to see lot size flexibility increase in secondary suites 2 vs. only 1 currently.
- Secondary suites in row housing?

3. Please select your preferred **New Housing Choice Types** and provide comments. You can choose more than one. cont'd/

- **Two-Unit Tandem (41)**
- I have concerns about row housing. I have seen the appearance of those homes on Burke Mountain. The appearance of these homes takes much away from the beauty of the surrounding area.
- Townhouse can be built without strata fees and more affordable than single family.
- But need to keep its unique heritage character to build up a “prestige” with a “French flare”, as well as keeping this in view of business development on Brunette Avenue (King Edward to Loughheed) to build a community sense and pride.
- **Need for 55 and housing i.e. residences on 1 level.**
- Secondary suites where the potential is possible.
- Duplex, 4-plex, triplex.
- We would like to maintain the feeling of open space and larger lots.
- I like all of the options, even row housing in the right circumstances. Since Maillardville has a large variety of lot sizes, not all options work with every circumstance.
- Small lot seems cramped, row housing looks too cookie cutter. The new development needs to contribute to the look of the street.
- Want the neighbourhood feel which we think would better come from smaller “looking” options with a “house” type of look.
- One of my concerns with too much density is overuse of community centres like the Poirier Complex which now seems maxed out. Whatever is implemented needs to expand recreation facilities also.
- We need more density. This allowing young families to move into the area.

- **Row Housing (30)**
- It’s charming, suits the area.
- The first two options are resulting in significant greenspace and heritage tree (urban forest) cover loss. Row houses with secondary suites can be more compact and build up instead of using up the whole lot.
- Duplex, 4-plex, triplex
- Traditional duplexes almost seem like a dated concept.
- Concern with “monster” houses, price of housing should be kept allowable hence my choice.
- We need more density. This allows young families to move into the area.
- Only if it looks like small lot single.

3. Please select your preferred **New Housing Choice Types** and provide comments. You can choose more than one. cont'd/

- **Secondary Suites for all Housing Choices (38)**
- The first two options are resulting in significant greenspace and heritage tree (urban forest) cover loss. Row houses with secondary suites can be more compact and build up instead of using up the whole lot.
- i have concerns about row housing. I have seen the appearance of those homes on Burke Mountain. The appearance of these homes takes much away from the beauty of the surrounding area.
- Addition of density without detracting from the heritage feel of the neighbourhood is important - secondary and tandem are easily camouflaged as single family homes.
- i'm especially interested in more low-income housing opportunities for families.
- i like all of the options, even row housing in the right circumstances. Since Maillardville has a large variety of lot sizes, not all options work with every circumstance.
- Traditional duplexes almost seem like a dated concept.
- Concern with "monster" houses, price of housing should be kept allowable hence my choice.
- Small lot seems cramped, row housing looks too cookie cutter. The new development needs to contribute to the look of the street.
- Want the neighbourhood feel which we think would better come from smaller "looking" options with a "house" type of look.
- One of my concerns with too much density is overuse of community centres like the Poirier Complex which now seems maxed out. Whatever is implemented needs to expand recreation facilities also.
- Looks more in keeping with neighbourhood.
- Meets the goal of diverse housing options.
- Would like to see smaller lots on Henderson Avenue, lots are 60 by 120. i want to see lot size flexibility increase in secondary suites 2 vs. only 1 currently.

4. There are 19 park experiences listed on the display panel titled 'Existing Parks in Maillardville'. What are your **top 3 choices** (Write the number from 1-19 to indicate your preferences)

<u>1st choice</u>	<u>2nd choice</u>	<u>3rd choice</u>
4	9	19
1	2	9
4	16	9
8	4	15
16	4	19
		19

4. There are 19 park experiences listed on the display panel titled 'Existing Parks in Maillardville'. What are your top 3 choices (Write the number from 1-19 to indicate your preferences) cont'd/

<u>1st choice</u>	<u>2nd choice</u>	<u>3rd choice</u>	
8	15	17	
11	18	2	
2	4	7	
2	16	8	
11	7	6	9 (Farmer's Market)
3	2	11	
2	5	7	
	16		
9	8	16	
8	3	9	
2	15	17	
1	9	12	
1	5	10	
18	9	8	
2	16	17	
5	2	10	
(5) Soccer, baseball, tennis	(2) Adds to the "walk ability" idea. Signs re: nature are helpful and inviting.		
11	10	18	
2	11	4	
4	15	1	
2	17	11	
2	14	10	
14	2	7	
9	13	11	
1	10	2	
18	1	2	
3	7	17	
16	8	11	
4			
5	11	13	
2	16	12	
2	7	10	
1	9	12	
8	10	14	
2	9	15	
10	11	18	
12	16	13	
5	11	13	

4. There are 19 park experiences listed on the display panel titled 'Existing Parks in Maillardville'. What are your top 3 choices (Write the number from 1-19 to indicate your preferences) cont'd/

<u>1st choice</u>	<u>2nd choice</u>	<u>3rd choice</u>
1	16	17
2	16	3
1	16	17

- Parks and Dog parks building community!
- We need more park areas in the Maillardville area.
- People in added multi-family areas will need gardens!
- Coquitlam should charge non-residents more for the use of our sports facilities (compared to residents). All of Burnaby's North Road is at Poirier. I can't swim because the pool is overused.
- Spray park and more kids can enjoy than just the pools we have.
- Biking trails in neighbourhood are desired (off the road).

No Choice - just comments:

- Don't know.
- At this time I rarely frequent parks. I hope to when and if I have time to do so.
- No comment.
- Add: 1) the overpass connection to the future Fraser River walk should be added. 2) consider a connection between King Edward (or farther east) along the south side of the railway to connect to the Brunette River trail system in Burnaby.
- Will the parks be connected?
- N/A.
- Local services or play parks.
- Places for walking/bike riding.
- Also need a place to buy your picnic close by.
- Hockey!!
- I wonder if the swamp areas of Mackin Park will work for community gardens? Swampy - bad field, but also swampy - less need to water raised bed gardens!
- I really think there should be more dog friendly park options. Especially since the neighbourhood is looking at densification (less yard green space) and limited sidewalks while walking.
- Public privacy or public art.
- Family activities.
- Wildlife pathways.
- More use of limited spaces.

4. There are **19** park experiences listed on the display panel titled 'Existing Parks in Maillardville'. What are your top **3** choices (Write the number from **1-19** to indicate your preferences) cont'd/
- Need to enhance and expand Place Maillardville.
 - Because we like to be active and have more games to play.
 - I believe connecting communities and children to nature is very important. Too many people are becoming disconnected with their natural surroundings. There needs to be just as many areas that are natural as there are green spaces that are manicured. I also have a concern about invasive plant species like hogweed and Japanese Knotweed and whether native plants will be placed around the riparian areas.
 - Maillardville needs an area that is safe and pleasant to walk. Walking or jogging is free, healthy exercise for all ages and abilities. Nature trail meets need for all ages. Picnic areas are important for commercial gathering. Playground important for healthy activity for young children and provide free activity for low income moms. Young moms need a place to take young children.
 - Community garden (vegetable) is great for people that live in apartments and would like to grow their vegetables. Farmer's Market promotes their own growers "great for the community".
 - Promote local artists.
 - Would like to have seen an outdoor Omphl-theatre included like Rocky Point.
 - Lighting after dawn so we can walk the park safely, as its right now very dark and unsafe.
 - I would like to see more Usable Park Space and less money wasted on expensive useless artwork. More money put into useful stuff people will actually come out to enjoy.
 - With so much traffic along Brunette and Schoolhouse, I don't feel safe walking in my neighbourhood. I think more public spaces would get more people out and drivers would respect people.
 - I want an area to play hockey.
 - My concern as a senior is to have areas where we can walk a lot and keep a healthy lifestyle.
 - As the density is necessarily increased I feel that supplementing public space with "backyard" experiences is essential - community gardens, urban forestry.

5. **How do you like the new ideas for Heritage Preservation?**

- Thumbs up - can we recognize other sorts of heritage values for the site e.g. viewscape, trees, etc.
- I don't.
- More is needed to preserve the French heritage: school, Would need property to come back; cultural centre, develop a tourist attraction.
- More is better, incorporated into new developments.
- I strongly believe in heritage.
- I like it very much! Preserving the heritage inventory will preserve the neighbourhood's character.
- I think this one is one excellent idea.
- I like heritage preservation. It gives the neighbourhood a unique look and feel. The sense of history should be preserved since this is one of the older areas in the lower mainland.
- Already too much Heritage usages.
- I like it.
- Stay the same, no new ones.
- Important to maintain heritage with design guidelines throughout Maillardville.
- Energy and \$ should be spent maintaining the ones we have. They should also be free for the public to enter some of these heritage houses (like Mackin House). The new proposed houses I feel is too much and would take away from those that do exist.
- Need to preserve, enhance and promote the Canadian-French heritage - need to encourage, attract and bring back Francophone in the area - school, Ecole des Pioneers de Maillardville - cultural centre - tourist attractions.
- Good.
- I really feel heritage preservation is important. Any additions are welcome. I think we should be doing more to preserve the character of our unique neighbourhood.
- Unsure.
- Good.
- Wonderful - we must keep Maillardville unique now and for the future.
- Yes, it's been sad to watch so many old homes be torn down. Would like to see requirement that building material be salvaged - re-used if houses torn down.
- I would like to see it implemented quickly before too many places are torn down to progress. I believe it should be expanded to your proposed areas.
- Probably too much.
- This is definitely worth pursuing. It will help the neighbourhood understand itself and the value of the history. Make sure the homes truly are worth preserving (history, character).
- I think preserving the ambience of the neighbourhood is important.
- O.K.
- We like to idea of increasing the number of Heritage buildings.
- Very good planning and great work.

5. **How do you like the new ideas for Heritage Preservation? cont'd/**
- Extremely important to preserve the past,
 - For "French" heritage saving different homes is OK, but we find that never enough heritage sites saved from the first settlers.
 - Better than nothing, but you are thirty years too late to start thinking of preserving when there is nothing left.
 - Yes.
 - Yes.
 - Love it, encourage all new developments to have heritage frontage, especially commercial space.
 - Good to have more of the older established homes declared heritage to preserve the feel of the neighbourhood.
 - We like them all.
 - Must be cost effective and not a waste of taxpayers' money.
6. **What did you think of the Multi-family Housing Opportunities for 3 Storey Townhouse, 4 Storey Stacked Townhouse 4 & 5 Storey Apartment Buildings?**
- All are acceptable and are preferable to high-rise apartments.
 - We do not like these options.
 - 3 storey townhouses are the only choice we like. 4 and 5 storey buildings become issues with crime, traffic and long term maintenance and therefore would not support.
 - OK depending on specific location.
 - Not much. But, not much will happen even if we complain. Most of what you've presented is a done deal.
 - We have a ¼ acre lot with large cedars and would like to develop with a plan to preserve trees and protect roots. Stacked buildings work best to protect trees.
 - Lower better.
 - Didn't see.
 - Like, but parking could be an issue.
 - Some additional units would be OK but I am concerned that people above these units would lose their views. They should try to increase usage without only going up.
 - Like the first two better than apartments.
 - I think all are viable. They will allow young families and chance to live here.
 - 3-storey townhouse - best option to remain with neighbourhood feel and heritage look.
 - I would like 3-storey townhouses on north south streets like Casey or below Brunette. I don't like boxy 4-storey stacked townhouses in rows facing. I would like 4 and 5 storey housing only on Brunette.
 - Like 4-storey stacked townhouses.
 - All for it just not in my area.

6. What did you think of the Multi-family Housing Opportunities for 3 Storey Townhouse, 4 Storey Stacked Townhouse 4 & 5 Storey Apartment Buildings? con'td/
- We are generally In favour of the proposals for the group 5-7 areas (south of Brunette around Gayer Street) we think 2-3 storey row houses or townhouses or multiple-lexes i.e. duplexes triplexes etc. would fit the characteristics of the neighbourhood best.
 - Great.
 - OK.
 - As long as they are designed to maintain urban green space and tree cover. Design with nature.
 - I don't like them, too many people and traffic in one place.
 - All are acceptable as housing concepts.
 - As I have never lived in a townhouse it is difficult for me to comment. but a 4-storey seems like a lot of stairs. I think I prefer apartment.
 - Will Coquitlam build more schools and sport facilities to support these areas. These issues must be factored in.
 - I prefer the lower (3-storey) options and to limit the multi-family additions by focusing on revitalizing derelict and unattractive apartments. Also heritage styled architectural controls will lead to the community sensibility.
 - I like the idea of more housing - 4 & storey apartment buildings would be nice. It is Important to me that buildings have a heritage look. More townhouse options would be good, especially 3-storey so you could get enough space for an entire family (maybe a grandparent. parents and kids).
 - They all look nice.
 - Yes to townhouse, no to 5-storey apartment.
 - In my area it's good to keep the consistency of multi-dwelling, but in some areas where there are lovely large houses on large lots it's better to keep it that way e.g. Rochester west of Marmont and Westwood Plateau.
 - I prefer these ideas only if there are efforts made with these housing developments to connect with the community.
 - Good idea, as long as there is a wide range of housing choices.
 - I think that 4 and 5 storey apartments should be considered high density, not medium density.
 - Will or should lead to more open areas around structures and better streetscapes.
 - Emphasis on Low Income Housing.
 - I prefer the 4 & 5 storey apartment building. They are a little more appealing.

7. Do you like the ideas for Rainwater and Watershed Management?
- For sure!
 - Yes, this is very important! This will help to preserve what we still have left and help to improve in the future.
 - Stream preservation and rehabilitation should be a top priority.
 - I like the ideas. I'm glad to see this is being considered.
 - Yes!
 - Yes.
 - No, not important to us.
 - I like it.
 - Don't quite understand, but I'm concerned about the reduced area of absorption for more construction.
 - Yes.
 - Definitely.
 - Yes.
 - OK if it is not going to keep costing us to maintain.
 - Yes, how will you realistically deal with the conditions of Nelson Creek as well as existing impervious areas and herded side retrofits?
 - Yes, let us also minimize having to use vehicles.
 - Yes.
 - Yes.
 - Yes.
 - Absolutely agree.
 - Yes. I was never aware of this system.
 - Yes, if honoured in reality. To date I have not seen much more than lip service to this when new housing is built (even multi-family).
 - Yes.
 - I like the idea of treating rainwater as a resource. I look forward to having no large pools of standing water on King Edward and Schoolhouse Streets.
 - Yes.
 - Yes.
 - Yes.
 - Yes. I've made recommendations like this before to the Mayor suggesting this is a great opportunity to make Maillardville into a world class enviro-respecting green village.
 - Yes.
 - Yes.
 - Ok.
 - Don't care.
 - Yes.
 - Yes, this is a good idea.
 - Is this a cost effective way of management?
 - Yes.

8. How do you feel about new areas for **Multi-family Housing**?

- Much interesting ideas to refer.
- Take lot sizes into consideration, maybe not a blanket approach in areas.
- We are ok with all options except for areas 8 and 9 (too close to school) and 10 because of impact on view at 1319 Thomas and additional traffic on Thomas at the Casey end which is already quite busy from apartments on Casey.
- Is good.
- Some good ideas, some bad ideas.
- Increase the areas to maximise population.
- There has to be more to make it affordable and selection.
- Proceed with caution but the area seems ok as long as heritage homes are not boxed in or eliminated.
- Concerned that the existing infrastructure will not support the new density of residents; presently our roads are congested and I will expect they will be even more.
- Yes, within reason.
- I feel it's extremely important We need more family housing options that are "affordable".
- I don't think that areas 3, 4 and 10 should be part of the multi-family housing. This is especially true of area 10, this should not go ahead!
- Carefully managed for varied family types and better affordability for families.
- Great idea. They are really needed!
- OK.
- Love it.
- Some Good/some not so good.
- I can't imagine what the parking will be like. We live in an area where there are single dwellings and we can't drive down our street One house has four cars on the street another three and so on down the street. (So much for playing kick the can and hockey on the street as my children did).
- OK.
- OK, but new park areas are needed.
- People are aging and want to stay in their neighbourhood, so these are great options.
- That's good as long as the new buildings reflect the heritage of Maillardville.
- We don't feel that the area along Allison Street is an appropriate choice for these types of buildings and would prefer the lower density housing choices. The medium density housing is more suited to the more centrally proposed areas.
- Not to keen about it
- Didn't see.
- OK.
- I like them but want what's built to be clad in something NOT vinyl siding. Boring and looks cheap.
- Needed, but with careful consideration.
- There is a need.

8. How do you feel about new areas for Multi-family Housing? cont'd/
- Good.
 - Great idea.
 - Yes.
 - Great.
 - Good.
 - Yes.
 - They should be restricted. Overcrowded streets with cars is causing an issue in our area.
9. Which Ideas and Options are most important to you?
- Establishing a clean heritage preservative policy that will accommodate reasonable expansion without overcrowding.
 - Option 3 (Option C additions)
 - Option 3 (Option C additions)
 - Option 3 (Option C additions)
 - That Maillardville keeps its Francophone Heritage.
 - Walk ability, living space over business, retention of "French" style, gathering places i.e. sidewalk coffee houses.
 - Options for heritage preservation.
 - Recreation facilities, pedestrian accessibility.
 - Thoughtful addition of density/development.
 - French flare.
 - Heritage preservations and expanding business/housing in view of building a great community that welcome visitors by its great heritage attractions and outdoor opportunities.
 - Environment/history/density.
 - Option C, addition to existing.
 - Heritage is what concerns me. I think we've waited too long, but it seems to me that more could be done to preserve some of the old buildings before they all disappear. It's been since the 70's that we've been discussing this. More should have been done.
 - Do not like the idea of high-rises, are there not enough high-rises planned at Austin Heights?
 - Density, density and density.
 - Increased density but with character - not monster houses.
 - Affordability, streetscapes and stream preservation.
 - The ideas/options of densification are important, but not too much. I don't want to see the neighbourhood turn into an area of low-rise apartments or high-rise for that matter.
 - Family housing, connecting people to the neighbourhood via walkways and bike paths. People are important to the neighbourhood.
 - Would like to see coach houses, lane housing.

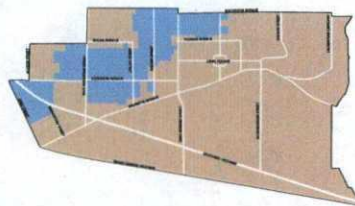
9. **Which Ideas and Options are most important to you? cont'd/**
- The revitalization of the Brunette and Austin commercial areas.
 - Heritage preservation.
 - All of Maillardville. With a mix of housing. More dense in centre i.e. apartment, row houses and townhouse and small single family further out, say east of Schoolhouse.
 - Traffic considerations.
 - Anything that keeps taxes down!! Can't afford new increases and I am retired.
 - Option C, more properties to add to existing neighbourhood plan.
 - Housing choices, parks use.
 - Changing the current zoning into Option 3 for housing choices.
 - Nelson Creek watershed plan, low income housing, making green areas more accessible to the community in a way that will inspire respect.
 - Walk ability, better green spaces. Increased opportunity to live and work in the same area.
 - No further loss of greenspace and settlement impacts to local natural capital. This community is already in a deficit and what we have is just holding on.
 - Upgrading Rochester Park.
 - I think the houses and the parks are the best because the houses make the community look better not just empty space. I like the parks because they give you more things to do and to get more active.
 - Option 3 (Option C additions).
 - Cutting up residential lots and increasing rental wait number per lot, keeping apartments out.
 - Architectural style interesting rooflines craftsman cottage styles *not stacked boxes facing each other with just a sidewalk running between.
 - Option 3 (Option C additions).
10. **Additional Comments**
- Option 3 (Option C additions).
 - Option 3 (Option C additions).
 - I would like people to know and feel that they have entered Maillardville, a place with history.
 - More retirement and independent living units are needed.
 - I am concerned about the speed and volume of traffic on Laurentian. People constantly exceed the speed limit. I would like a 30 km/hr limit like on Thermal Drive and Gatensbury. The street in front on my home is narrow with hidden driveways.
 - I would love to join a committee if there are spaces available for new members. We are east of Decaire on large ¼ acre lots with lane and recommend inclusion of this area in the plan as the house are lot 50's/early 60's and new owners are beginning to replace with new homes.

10. Additional Comments cont'd/

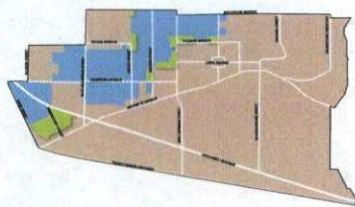
- We definitely need to expand “Place Maillardville” building, our programs encompass the whole community with new housing coming in, the need will expand beyond our means.
- Where is the French Heritage influence in the design? Will long term residents be forced from their homes? If property taxes keep increasing more people will have to defer taxes to remain in their homes. This is unacceptable.
- Please fix sidewalks along Nelson Street if you want walkable and accessible neighbourhoods you need to have proper sidewalks and curbs.
- Well organized and presented.
- Overall a good presentation, but a little confusing at first,
- Thanks! This was fantastic.
- Thanks for the info and displays.
- Have the question sheets handed out at the beginning so we know the questions.
- Anyone interested in transition Town Coquitlam?
- I would like to see more gated secure senior’s complexes. I would like to continue living in this neighbourhood when I cannot manage in my own home.
- Found it confusing to understand how displays match this form. Volunteers were helpful but if I was just a little more shy I would have left without approaching them.
- Hockey!!!
- Need to minimize the use of cars in the community - need to create a village atmosphere where services, businesses and residences are within walking distances.
- Get rid of SC1 south of Lougheed.
- Please email drawing plans for multifamily density options.
- I would appreciate getting a copy of the medium density and map with the “green” opportunity areas designated.
- One concern I have is that in the past several years this area has lost a lot of green in the loss of larger shade bearing trees. I would like to see shade bearing trees and as much green space as possible. Discourage property owners from paving large areas of the property whether for parking or patio and have more grass and trees.
- More pedestrian crossing areas for Brunette and Schoolhouse, please maybe one at the north end of the new entertainment complete (zone and restaurants). Rooftop gardens would be nice. Better bus service (more frequent, longer hours).
- How much is this going to cost us? My taxes last year went up over \$300.00 (plus utilities rates) over 13%. City Manager said the average was 3.5%. Have to defer my taxes to live here. This is cutting into my kid’s inheritance.
- There is a great need for more affordable housing and services not only for the young, but also for the elderly that want independence. Coquitlam is the last City before bridges and this is very important to committees and others needing services providing closer to Vancouver.

Areas for Housing Choices

In considering where Housing Choices would be most applicable, the city has several options in mind. These take into account the various characteristics of each given neighbourhood in the Maillardville community. Based on these considerations, here are 3 possible options to consider:



Existing Housing Choices Area



Option 1



Option 2



Option 3

■ Existing
■ Proposed

What do you think?

Please give us your thoughts and suggestions on the Response Form.

Housing Choices could strengthen Maillardville's residential neighbourhoods by ensuring a diversity of high-quality, low density housing types that improve livability of the community, enhance the character of neighbourhoods, include a variety of housing forms and sizes, including more affordable ownership options.

These new Housing Choices types could include:



- Small Lot One-Family
- Two-Unit Tandem
- Row Housing
- Secondary Suites for all Housing Choices



What do you think?

Please give us your thoughts and suggestions on the Response Form.



The Medium Density Opportunity Areas build upon existing location patterns for multi-family development



Opportunity Areas

The Medium Density Opportunity Areas are in close proximity to the Neighbourhood Centre and key institutional land uses



Multi-Family Opportunity Areas



The Medium Density Opportunity Areas serve as a transitioning form of development between different land use types and scale of density

The Medium Density Opportunity Areas support the design goal of keeping Laval Square as a central focus and retaining the Square's visual prominence



Maillardville's residential neighbourhoods will be strengthened by ensuring a diversity of high-quality, medium density, multi-dwelling housing forms, that enhance the character of residential areas, are pedestrian-oriented, include a variety of unit types and sizes and expand affordability in the neighbourhood.

These multi-dwelling housing forms could include:



- 3-Storey Townhouse
- 4-Storey Stacked Townhouse
- 4-Storey Stacked Townhouse with Live/work Studios
- 4-Storey Stacked Townhouse with Secondary Suites
- 4-Storey Apartment
- 5-Storey Apartment



What do you think?

Please give us your thoughts and suggestions on the Response Form.

Celebrate and honour important heritage sites, structures and events that tell the story of Maillardville through monuments, commemorative plaques, story stones, picture poles, streetscape finishes, public art and other forms of expression.

Encourage an authentic heritage expression in new home construction utilizing familiar heritage architectural elements such as window forms, porches, pitched roofs and other character-defining exterior finishes.

Identify streetscape and lanescape finishes that reflect the heritage character and further enhances Maillardville as a unique and special place.

Promote and enhance the use of Heritage Revitalization Agreements (HRA) as a key incentive to builders to preserve and protect heritage sites and structures.

Designate a specific Heritage Conservation Area that encourages preservation of heritage sites and structures and provides guidance and inspiration to new development that complements the integrity of Maillardville's historical architectural forms. This approach to heritage conservation and expression could be similar in concept to the Queen's Park area of New Westminster.

Expand and update the Maillardville Heritage Inventory 2007 to include additional sites and structures that have heritage value.

Utilize aspects of Maillardville's unique past to reinforce and promote its distinctive identity among Lower Mainland communities.

What do you think?

Please give us your thoughts and suggestions on the Response Form.

Existing Parks in Maillardville



What types of park experiences would you like to see in Maillardville?

Please rank your top 3 preferences from the list below by adding a preference number next to each selection on your Response Form.

Please feel free to add (and rank) any additional suggestions of your own.

1. Community gardens
2. Nature trails
3. Meditation areas
4. Historical & cultural information and design elements
5. Outdoor Sport Facilities— (list type you prefer)
6. Skate boarding facility
7. Picnicking facilities
8. Urban squares and plazas
9. Farmer's markets
10. Outdoor adventure playground
11. Outdoor exercise parks/ basketball/volleyball courts/ circuits
12. Public art in a variety of forms
13. Outdoor game spaces/chess/ ping pong
14. Water/spray park
15. Display landscapes and gardens
16. Trees/urban forestry
17. Greenways/linear parks
18. Off leash dog areas
19. Points of prospect (identifying viewscape and attractions)

Maillardville Neighbourhood Plan Phase 3 Engagement Activities

Over the course of the next three months (January 2012 to March 2012), the engagement work program for the MNP process involves the following:

- » a series of public engagement activities including a) an evening Public Lecture and associated all-day Saturday Urban Design Workshop in mid February, 2012; b) participation in the Festival du Bois in early March, 2012; and c) a Public Open House in early April, 2012;
- » development and refinement of preferred policy directions for Housing Choices, multi-family opportunities, heritage conservation and expression, parks and outdoor recreation and integration of the Watershed Management;
- » development of new ideas and options for neighbourhood greenways, for a multi-modal transportation network; and neighbourhood and architectural design;
- » initial development of the servicing strategy, street standards and design guidelines to implement the emerging Plan.
- » Following the third Public Open House in early April, 2012, the consultation outcomes will be summarized and materials presented to Council for consideration and direction. Staff will then prepare a draft version of the Maillardville Neighbourhood Plan and provide to Council for consideration in the early Summer, 2012.