

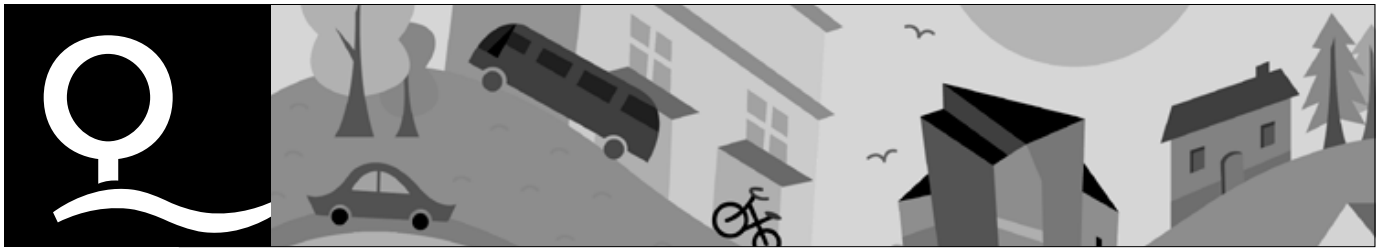


## PHASE 3

### *Planning - Creating and Evaluating Plan Options*

Phase 3 of the Austin Heights Neighbourhood planning process focused on evaluating and developing the preferred option for the neighbourhood centre and for housing choices.

The public consultation program for this phase included a housing choices lecture and workshop. Phase 3 concluded with a public open house to receive feedback on the preferred neighbourhood concept, and was attended by over 230 community members.



## Explore the Possibilities for Housing Choices in Austin Heights & Maillardville!

Join in the conversation about new, innovative housing choices in your neighbourhood. Attend a free lecture and a workshop and enjoy an artisan dessert or French crepe. Here's how:

**1. Attend a lecture on the latest housing design trends by renowned architects and designers:**

Date: Wednesday, November 18, 2009

Time: 7:00 p.m. – 9:00 p.m. (Artisans desserts served 6:30 p.m. - 7:00 p.m.)

Place: Winslow Centre – Gallery  
1100 Winslow Ave #B,  
Coquitlam, BC

**2. Participate in a half-day workshop session to discuss housing options for your neighbourhood:**

Date: Saturday, November 21, 2009

Time: 8:30 a.m. – 12:30 p.m. – Austin Heights Neighbourhood Focus  
1:30 p.m. – 5:30 p.m. – Maillardville Neighbourhood Focus

Place: Rochester Elementary School  
1300 Rochester Ave  
Coquitlam, BC

Limited space available - call to register for the free lecture, workshop and to take advantage of free daycare at the workshop.

Registration Line: 604.927.3400 or email: [housingchoices@coquitlam.ca](mailto:housingchoices@coquitlam.ca)

**Artisan Desserts, French Crepes for Sale, Free Daycare and More!**

- Lecture - pastry chefs from Inno Bakery will create and sell artisan desserts.
- Workshop - a French chef from Et Voila! will sell made-to-order sweet and savoury crepes between 11:00 a.m. to 2:00 p.m. **Free supervised day care** featuring arts, crafts, refreshments and a movie will be available for children ages 6-10.

**Call to Register:** 604.927.3400 or email: [housingchoices@coquitlam.ca](mailto:housingchoices@coquitlam.ca)

## Expanded Range of Housing Choices . . .

As part of the Austin Heights and Maillardville Neighbourhood Planning processes currently underway, we would like to invite you to the Housing Choices Lecture and Workshop. These November events are designed to provide you the opportunity to find out more about new, innovative, small-scale housing choices that could be a good fit for your neighbourhood.

The Housing Choices initiative is about a range of complex issues including:

- » *Expanding the number of housing choices in suitable locations in a way that respects and enhances neighbourhood character;*
- » *Reinvigorating older housing stock;*
- » *Adapting to increased energy costs;*
- » *Addressing rising housing costs and affordability; and*
- » *Accommodating residents in their neighbourhood through all stages of their life.*

Did you know that Coquitlam is part of the urban region with the highest housing costs in Canada? It is not surprising that housing affordability is an issue. Figures from the Greater Vancouver Real Estate Board (GVREB) show the average price of a single-family home in Coquitlam has increased 55% in the past five years. The GVREB reports these figures in September 2009:

- » *Single family home: \$635,000*
- » *Attached home: \$411,000*
- » *Apartment: \$282,000.*

Almost one third of households in Coquitlam could not afford to buy a typical apartment condominium. September 2009 benchmark prices require the following incomes (approximately):

- » *Single family home: \$158,000*
- » *Attached home: \$100,000*
- » *Apartment: \$73,700 per year.*





**Conceptual Sketch:** Single family conversion to semi-detached dwelling (2 units)

## What's Been Accomplished So Far?

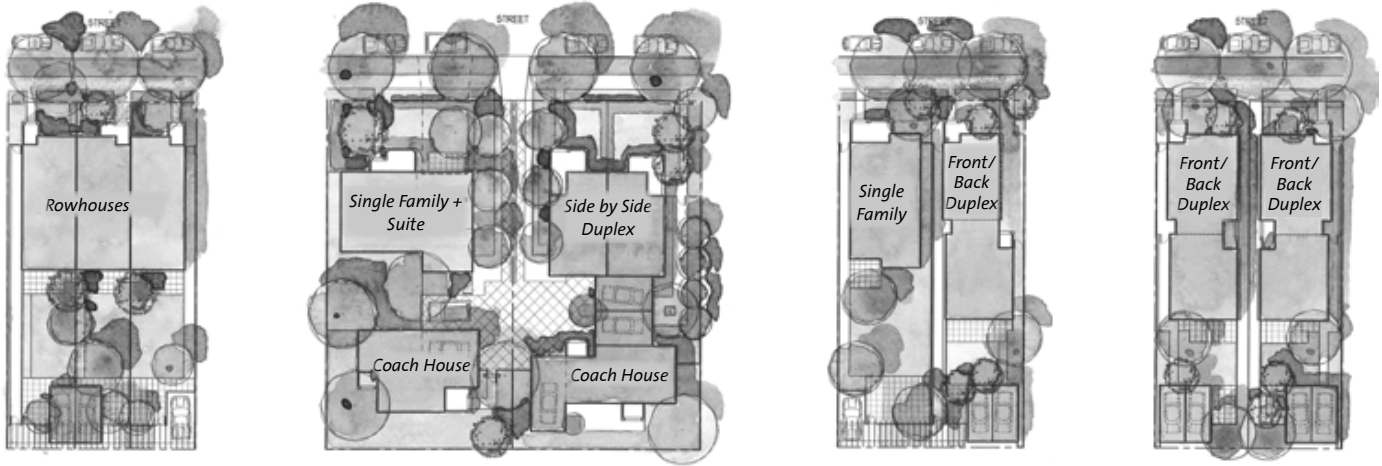
### Housing Choices Study – Step 1

You may already have participated in the initial research exploring Housing Choices as part of the 2008 Southwest Coquitlam Area Plan Update. At that time, City staff worked with the community, builders and market specialists to develop a catalogue of exciting new housing. Housing styles found in the catalogue were assessed relative to density, livability, neighbourhood acceptance and marketability.

### Take the Housing Choices Tour!

We conducted the Housing Choices Tour with residents who were volunteer members of the Southwest Area Plan Public Advisory Group and with Council. We also created a self-guided tour booklet so that all residents could take part in the tour as well. To get the tour booklet visit: [www.coquitlam.ca/housingchoices](http://www.coquitlam.ca/housingchoices).

Most recently, we introduced the idea of Housing Choices at the Austin Heights Neighbourhood Plan Open Houses where 86% of participants told us they were interested in seeing more housing choices in their neighbourhood. The consideration of new Housing Choices will also be part of the update to the Maillardville Neighbourhood Plan.



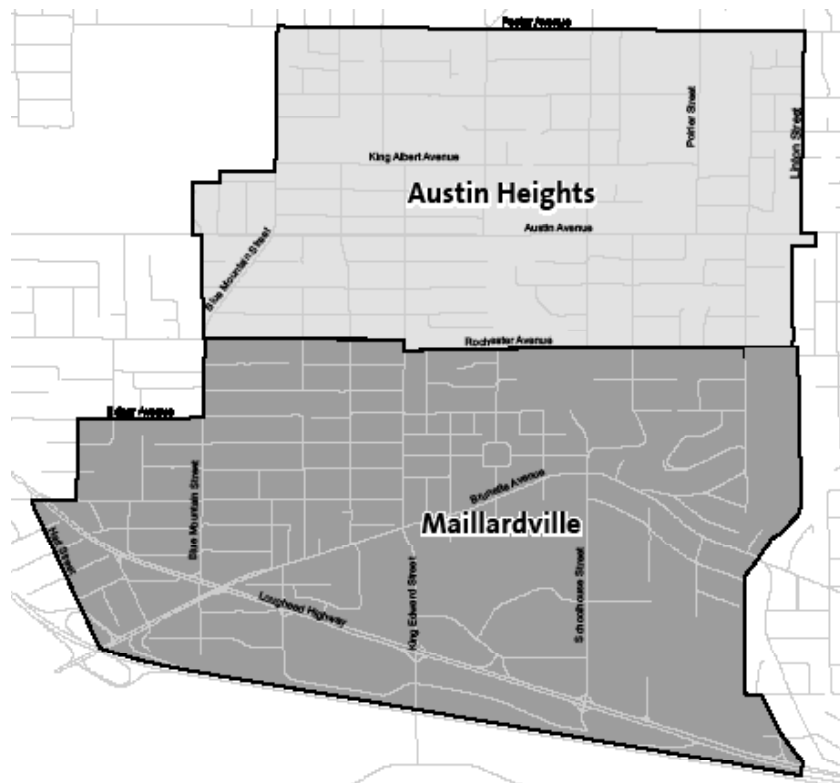
## Where Do We Go From Here?

### What will work for your neighbourhood? – Step 2

In parallel with the Austin Heights and Maillardville Neighbourhood Planning processes, the City is now entering into Step 2 of the Housing Choices process. Step 2 of the process will bring together community stakeholders, including residents and property owners, developers and builders, designers and staff to find solutions to specific neighbourhood conditions and design-related issues.

### We need your input to find out how we:

- » Accommodate greater housing choices that enhance neighbourhood character;
- » Encourage quality design and facilitate affordable housing;
- » Minimize impervious surfaces while ensuring durable vehicle areas;
- » Allow development that respects the existing built environment; and
- » Meet housing choice goals and provide pedestrian-friendly streets.





## Housing Choices Lecture and Design Workshop

### November 21, 2009

The Housing Choices lecture took place on November 18, 2009 at the Winslow Centre in Austin Heights. It was designed to precede the two Housing Choices workshops (one focusing on Austin Heights and one focusing on Maillardville). Approximately 80 people attended the lecture.

The lecture consisted of 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 houses on large lots. A range of implications for housing choices were discussed in the second part of the lecture.

The Austin Heights Housing Choices Design Workshop took place on Saturday November 21, 2009. It was attended by approximately 40 people participating in 4 workshop groups.

Discussion focused on three topics: what was valued about the Austin Heights neighbourhood as it currently exists; which of the nine Housing Choice options might be suitable and which sites might be suitable for these Housing Choices options.



## .5 Housing Choices Workshop Summary

The Austin Heights 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 Austin Heights neighbourhood for low density housing alternatives within existing single family dwelling zones.

Discussions were focused on three topics: what was valued about the Austin Heights neighbourhood as it currently exists, which of the nine presented Housing Choice options might be suitable/unsuitable for Austin Heights; 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 45 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. Privacy provided by large front, side and rear yards
2. Improve streetscape character: sidewalks, street trees, underground wiring, opportunities for boulevard planting, traffic calming
3. Improve laneways for walking and access/short cuts, security issues important and dealing with ditches to allow better access to rear yards and parking

Preferred housing choice types:

1. Laneway houses/coach houses in rear yards along laneways
2. Duplexes (that emulate single family buildings)
3. Multiple conversion dwellings
4. Row houses in very few locations with specific characteristics - larger lots adjacent to institutional uses (churches, parks, ravines) with as few adjacencies to single family dwellings/lots as possible.

**Group No. 2**

Priorities among urban design issues:

1. Retain sense of green in the neighbourhood for character and environmental values: urban forest, natural areas, tree clusters, fruit trees, ravines
2. Add better streetscape character: sidewalks, street trees, housing appropriate to character
3. Add more social opportunities

**Group No. 3**

4. Better connectivity
- Note: Look forward to change to neighbourhood as an opportunity to improve its quality and character.

Preferred housing choice types:

1. Duplexes (noting that secondary suites are permitted and so will continue to be built)
  2. Narrow lot houses
  3. Laneway and coach houses in rear yards
- Note: Rowhouses and housing clusters with good design could be supported in select, appropriate locations.

**Group No. 3**

Priorities among urban design issues:

1. Landscape especially large trees within yards
2. Streetscape character including street trees and boulevards noting that overhead wires are a constraint
3. Views and view protection

Note: Privacy and safety/security are also key considerations.

Preferred housing choice types:

1. Coach and laneway housing
2. Multiple conversions up to four units
3. Smaller houses and subdivisions of large lots to permit smaller fee simple houses

Note: All types are acceptable except rowhouses. Rowhouses might be acceptable backing onto commercial along arterials.

Group No. 4

Priorities among urban design issues:

1. Maintaining the green space and openness of the feel of Austin Heights
2. Building 'in' to the existing houses (including 1960s homes) through upgrading and encouraging multiple conversions
3. Denser fabric such as row houses etc. should be kept close to major arterial and close to services (buses, shopping etc.)

Preferred housing choice types:

1. Multiple conversion development – this will help to keep the feel of the single family character
2. Coach house and laneway housing – depending on access solutions although front access could be OK
3. Four houses on deeper lots



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**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 Austin Heights.

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.

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Urban Design + Housing Choices  
Austin Heights Design Workshop Summary

Housing Choices in Austin Heights Workshop  
Saturday November 21, 2009 at Rochester Elementary School, 8:30am to 12:30pm

Worksheet #1

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

	Important <small>(please check only one)</small>	Neutral	Unimportant	Comments
 Heritage Preservation/ Cultural Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Streetscape Character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Usable Front Side and Rear Yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Views and View Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Solar Access/ Energy Efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Movement/ Connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Social Engagement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Privacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Safety / Security/ Surveillance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	


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Austin Heights Design Workshop Summary

Housing Choices in Austin Heights Workshop  
Saturday November 21, 2009 at Rochester Elementary School, 8:30am to 12:30pm

Worksheet #2

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

<p>1. Secondary Suites</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>2. Duplex Housing</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>3. Multiple Conversion Dwelling</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>4. Laneway Housing</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>5. Coach House</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>6. Four Play Housing</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>7. Narrow Lot</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>8. Row Housing</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>	<p>9. Housing Clusters</p>  <p>Advantages: .....</p> <p>Disadvantages: .....</p> <p>Would fit: <input type="checkbox"/></p>
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Worksheet #1

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

<b>Heritage Preservation / Cultural Landscape</b>	<b>Important</b> 10	<b>Neutral</b> 10	<b>Unimportant</b> 9
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**Comments:**

- Heritage preservation is important but if it comes in the way of progression it needs to be weighted for priority
- Very few heritage buildings
- Very little of this in this area
- There are few heritage homes in our area, few houses over 50 years old
- Not an issue in Austin Heights
- Very little, if any, to choose from
- Are you allowing to convert old garages into living units - so it looks like junk?
- Not much heritage in this area
- Not much heritage to preserve
- A teamwork component of the Austin area - need to more clearly identify where the heritage features are
- Preserving history, including heritage plants and shrubs and trees - old growth
- Old houses are underutilized
- Keeps character / context mega structures
- Trees, green spaces regulatory rules
- Preserving history (greenery / homes) including older growth trees
- Cultural landscape definitely more important to preserve than heritage sites and small housing (probably) need to be replaced by better modern use friendly housing
- Not much to preserve in this area
- More important is maintainable

<b>Streetscape Character</b>	<b>Important</b> 24	<b>Neutral</b> 5	<b>Unimportant</b> 0
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**Comments:**

- As much as possible
- Good access and road side appeal is important to how they feel about where they live
- Uniformity important to a certain degree
- No consistency - bit to each homeowner
- Lots of trees, plants, hedges, etc. / ratio of green spaces to people / parking issues
- Needs maintenance
- Needs to be improved
- Streetscape character would be improved with new development
- Austin area is fairly new and does not have a lot of "character" - would be nice to develop it with mature streets and boulevards
- Makes it pleasant to walk in the streets which is not the case where I live
- Landscapeing
- Having trees lining streets gives a nice feeling and look as in Vancouver / different species on different streets
- A sense of pride and beauty will bring a community together
- Boulevard smaller lower maintenance trees would be a benefit, single street parking possibly?
- More smaller trees
- Street trees / boulevards
- Protection of large trees, in Copartain should be a priority
- Boulevard trees planned in this city - beautification

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<b>Usable Front, Side and Rear Yards</b>	<b>Important</b> 21	<b>Neutral</b> 7	<b>Unimportant</b> 1
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**Comments:**

- Important to use land effectively
- At least some consideration when children would play in these spaces
- If you are cutting down on yards, we should have more allotments and public parks
- Front yards too big
- Individual think
- So long as less of this green space does not result in loss of natural asset and good protection (good security) urban canopy etc.
- Increases property value
- Having green space and trees to help with air quality and well being. Using land to grow fruits and vegetables
- Each homeowners use is different in needs
- If there is enough other green open spaces, yards can be small
- Back yards most important
- Back yard more important than front and side
- Privacy consideration of window planning

<b>Views and View Protection</b>	<b>Important</b> 23	<b>Neutral</b> 4	<b>Unimportant</b> 1
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**Comments:**

- Value kept
- Views to home own - but I don't have one
- Great views for South facing homes
- Don't want to look into my neighbours bedroom etc, because so close
- As long as it's not at cost of removing natural assets in order to have a "view"
- If there is a view it should be protected because it increases the property value
- Buildings built should never get too tall in comparison to next door neighbours
- Never had a view - don't care
- Height
- A number of streets are still on the same north slope as Mainlandville
- Ascending buildings and structures that really stand out as in height which takes away from
- Please consider height restrictions
- Tree changes can have greatest impact long term
- Respect!

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Social Engagement	Important 14	Neutral 13	Unimportant 1
<b>Comments:</b> <ul style="list-style-type: none"> <li>Needs to increase - builds community</li> <li>It would be nice if people could know each other more</li> <li>People in my neighborhood are not interested in getting to know anyone, don't take an interest in their community / too self absorbed</li> <li>Left to choose access poor neighborhood houses not present</li> <li>Reduce and eliminate social isolation from houses to houses - enhance and look for opportunities to develop stronger social fabric.</li> <li>Keeping people parking on streets so that you can get to know your neighbour</li> <li>It really depends on the people, not the houses</li> <li>Street parking vs. garage</li> <li>Having sidewalks engages social engagement</li> <li>Important to get people out of their houses to become a part of the community</li> </ul>			

Privacy	Important 19	Neutral 10	Unimportant 0
<b>Comments:</b> <ul style="list-style-type: none"> <li>Will be an issue as density grows - need to make a priority</li> <li>I value this highly</li> <li>Design controls required</li> <li>Don't want to see my neighbours / parking on property for each vehicle not parking on street</li> <li>Individual choice</li> <li>Everyone needs "space" but not at the cost of social or sense of place and community fabric</li> <li>Very important</li> <li>More development = less privacy</li> <li>To avoid houses build much larger than adjacent homes putting them in a shadow</li> <li>Distance between housing should be governed so we don't look into the bedroom neighbour's kitchen etc.</li> <li>Trees are important, but low maintenance, smaller choices can work well</li> <li>Not an issue for new residents - they will accept the given situation. May be "painful" for older residents.</li> <li>Design choices can improve privacy / window placement</li> <li>Windows and back yard privacy</li> </ul>			

Solar Access / Energy Efficiency	Important 19	Neutral 10	Unimportant 0
<b>Comments:</b> <ul style="list-style-type: none"> <li>As much as can be kept - light (natural) is needed</li> <li>It would be nice - best to put into building codes</li> <li>Currently well laid out for east/west streets and north, south on alleys</li> <li>Lighting, sunshims, these coach houses lane houses etc will block light / need level housing - no stairs for seniors</li> <li>Need to seek more opportunities for district energy and renewables</li> <li>Should be allowed to get solar access to roofs</li> <li>Environmentally important / saves energy</li> <li>We need to be forward thinking to save energy i.e. more windows (efficiency) to provide more natural lighting</li> <li>Solar lights in laneways perhaps</li> <li>Very important</li> <li>Incentives rebates? Are they available to homeowners</li> <li>Taking advantage of aspect</li> <li>Gardens etc.</li> </ul>			

Movement / Connections	Important 15	Neutral 15	Unimportant 0
<b>Comments:</b> <ul style="list-style-type: none"> <li>Free flow away from traffic important</li> <li>More important for commercial zone</li> <li>Needs improvement</li> <li>Create new opportunities for pedestrian connections / but not at cost of sensitive areas of the landscape</li> <li>Keeping green spaces</li> <li>As long as there are sidewalks it should be enough</li> <li>Yes - encourage walking / use of public transportation</li> <li>Pathways where applicable in new areas (cable-de-sec can have paths easy)</li> <li>Connections more important than interaction "at door"</li> <li>Avoid closure of current access and introduces pedestrian in multiple</li> <li>Traffic - community infrastructure traffic flow in and out of the community</li> </ul>			

**Safety / Security / Surveillance**                      **Important**                      **Neutral**                      **Not important**  
23    5    0

**Comments:**

- Better lighting needed as more buildings go up
- This is very important, maybe put cameras on streets if it becomes a problem
- Eyes on homes would be an asset
- Sidewalks on both sides of street, as people do not have intelligence to cross street to walk on sidewalk
- Trade offs necessary
- This can be enhanced through increased social engagement
- Places for children to play and enjoy
- More development = more security (more eyes)
- Security and safety must be addressed
- Rental properties could increase density for more eyes on the neighbourhood safety, but sometimes the wrong "renters" could have negative impacts
- Laneway parking / lighting important
- Increase lights on lanes
- Lighting - lanes - parking

**Other Comments:**

- In general, the higher density row house type scenarios are not desirable. It would be important to restrict the total # of habitable units per property. Perhaps 2-3.
- Wildlife habitat preservation
- Wildlife - important
- Wildlife habitat protection is important
- Wildlife habitat protection / view corridors good idea!
- Wildlife / habitat

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**Secondary Suites**                      **Would Fit**  
25    25

**Advantages:**

- They are excellent ways to accommodate a dense mix
- Security
- Mortgage helper, safe for parents or children
- Already have
- Extra care, bad income
- Increased income
- Income, not much changes
- No big changes to the existing land
- Affordable, Mortgage helper
- Safety, security, finances
- Generates income and density, without density green space.
- Maintain level of neighbourhood, increases density.
- Does not change green space
- Doesn't eliminate green space
- Financially, let's not compromise.
- No big changes to neighbourhood, helps with affordability
- Doesn't require changes to the external structure

**Disadvantages:**

- Sound proofing, separation of ownership
- Not all regulated
- Congestion on road, need more municipal amenities
- None
- Burden of elderly infrastructure, parking
- No home ownership
- Increased property taxes and building code requirements
- Parking in the neighbourhood
- Parking wraps

Worksheet #2  
Which of these potential issues related to the new housing choices are priorities for you?

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Austin Heights Design Workshop Summary

**Multiple Generations Dwelling**

Would fit  
20

**Advantages:**

- Two or more families can live individually
- Okay for perhaps 1-2 extra units
- Economically viable
- Few opportunities with existing housing stock
- Similar to secondary suites. Doesn't alter character too much.
- Maintain well build heritage houses.
- If build to suit neighborhood, good option, provides rental housing.
- Able to maintain greenspaces
- Small houses can be preserved.
- Makes no change to the existing land / greenspace
- Using the existing large lot corner - to build onto the existing
- Potential to make older smaller houses more attractive.

**Disadvantages:**

- Not suitable for small lots
- Density too high if too many units. How many is too many? 3 or more?
- Not suitable in older houses
- Odd styles of housing inconsistent building opportunity.
- Similar to secondary suites, limited stock
- Multi-family under one roof. Social issue.
- No house ownership
- Sometimes people don't use creativity well in building well
- None that I can think of

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Urban Design + Housing Choices  
Austin Heights Design Workshop Summary

**Duplex Housing**

Would fit  
19

**Advantages:**

- Duplex's are very energy efficient
- Curb appeal
- Mortgage helper, suite for parents or children / ok based on lot size
- If planned can be attractive - must fit the sized lot
- Forward density. Individual separate lots.
- Small impact. Easily fit in. More affordable
- Allows for increased density. Social networking.
- Not attractive.
- Allows for growth
- Home ownership possibility of secondary suites
- Could work on almost any large lot. Houses should fit character of neighborhood.
- Strata

**Disadvantages:**

- Two properties are affected together in case of fire
- Sound proofing, privacy, parking
- Trying to squeeze duplexes onto small lots
- Need to allow secondary suites
- Large sprawling and non-conforming styles.
- Loss of greenspace - tree canopy. Parking increases
- Loss of greenspace.
- If houses built too large on the lot, loss of green spaces

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**Lamewary Housing:**

Would fit  
20

**Advantages:**

- Better use of land
- Mortgage helps / unit for parents and children
- Detached, private
- Incomes grower
- Keep existing houses income, social engagement.
- Same as duplexes: Allows for increased density, social networking.
- Affordable
- Preserves green space
- Small footprint
- Can use a long lot to make use of space / accommodation for family
- An owner could add to income by renting out

**Disadvantages:**

- Fire bars
- Access, supply of utilities, privacy, parking, lighting
- No good for elderly, need no stairs
- Same as duplex: Large, sprawling and non-conforming styles. Loss of green spaces - tree canopy, parking increases
- Not much green space where a house is built on a lot.
- Smaller lot size and backyard no room for swimming pools of which there are many!

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**Couch House**

Would fit  
24

**Advantages:**

- As the kids grow they can have accommodation at the bank
- Better use of land
- Mortgage helps / unit for parents and children
- Detached, private
- If well planned
- Keep existing house stock.
- Same as duplexes: Allows for increased density, social networking.
- Affordable for big family or income (secondary) suite with independence and privacy
- If a garage is already existing would not impact look s much.
- Depends on situation
- Allows for multiple families and affordability
- Multi-family
- Possibility of secondary suites
- Attractive housing makes the design of the exciting house

**Disadvantages:**

- Parking considerations
- Access, supply of utilities, lighting, parking, privacy
- Elderly cannot go up stairs, need elevator
- Same as duplexes: Large sprawling and non-conforming styles. Loss of green spaces - tree canopy, parking increases
- Possible loss of all green space.
- Increased population
- Privacy

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Urban Design + Housing Choices  
Austin Heights Design Workshop Summary

Would FR  
8

**Row Housing**

**Advantages:**

- Would be advantageous to accommodate more people in small area
- In certain areas / own front door
- Sound proofing
- None
- Design would need to be approved by neighbours
- Density and clustering. Potential to include central greenspace or greenspace buffers
- Good for areas that already have low rise apartments
- Dense
- Can house many people
- On main roads that already have high density and not much greenspace in between in certain areas it could be a good transition between apartments / commercial and single family in some areas it wouldn't work as well
- In commercial areas and areas where this pattern was already in existence
- With reservations where close to commercial area

**Disadvantages:**

- Creates the parking nightmare
- Density too high. Will tempt developers to buy multiple consecutive lots and jam in as many narrow lots + parking issues
- Will become slums
- Potential loss of greenspace and food production space. Limited opportunity.
- Very dense of pop.
- Parking space may be limited
- Parking in the neighbourhood
- Not appropriate for Austin Heights
- Back onto commercial or apartment area

Birmingham & Wood  
Phillips Farevaag Smallenberg

Urban Design + Housing Choices  
Austin Heights Design Workshop Summary

Would FR  
3-4

**Four Phase Housing**

**Advantages:**

- Sense of ownership
- Much higher densities.
- More affordable
- Suitable for certain lots (i.e. corner lots)
- On larger lots backing on to green space
- Dense, appropriate for large lots
- Higher density would work in large or double lots
- If lot big enough

**Disadvantages:**

- Lots of shade
- Privacy
- Density too high
- Too dense
- Over densification of single separated houses
- Parking and infrastructure demands high potential for loss of urban tree cover.
- Strata
- Very dense, most likely no green space.

**Narrow Lot**

**Advantages:**

- Privacy
- None
- Could retain back yards.
- Allows for density without losing greenspace.
- Small family housing
- If lot not less than 25 wide

**Disadvantages:**

- Density too high. Will tempt developers to buy multiple consecutive lots and jam in as many narrow lots. Similar result to creating row homes + parking issues
- Increased parking per stretch of street.
- Buildings can be built too large and cover the lot completely
- Far too narrow. I don't think this would appeal to Coquitlam residents
- Out of character with surrounding areas, would stick out
- Not appropriate for Austin Heights

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**Housing Choices**

**Advantages:**

- In certain areas / focus should be on green areas
- Privacy, sense of community
- None
- OK in newer areas but not in old. Or could be done very nicely if planned and there is space
- Design important
- Spatial areas only with lots of greenspace
- Same as newhouse: Density and clustering. Potential to include central greenspace or greenspace buffers
- Suitable for some areas, keeps on individual feel
- Possible
- With housing many families with sleeping green space
- Cut-de-sacs this would be attractive and corner lots etc.
- Only in areas where houses are beside larger condominiums

Wendell Pitt  
22

**Disadvantages:**

- Deep pocketed developers buying multiple consecutive lots and parking in many new homes, will destroy neighbourhood character. Especially if they are all rental units. Density too high
- Same as new housing: Potential loss of greenspace and local production space. Limited opportunity.
- Can see kids gathering in-between and maybe not being good
- None
- Not with character of neighbourhood
- Parking in the neighbourhood

**General Comments:**

- I feel that all of these housing types could fit in within the areas of Austin Heights. All types have many benefits from financial to the home owner and city. I feel the most important thing is the design elements to any of these types the "look" and "feel" of the home
- 6-7-8-9 would fit in some neighbourhoods (closer to commercial areas) arterial streets etc.

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**Summary of Preferred Housing Choices**

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

**Summary of Urban Design Priorities**

- high degree of consensus
- 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

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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.



**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:**

Duplex 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, i.e. 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



**Narrow lot:**

The acceptance of narrow lots was not universal although some interest was expressed in this housing option. 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**

The Austin Heights neighbourhood consists predominantly of single family dwellings on larger lots. Lot widths range from 14 to 25m. (46 to 82 feet) with few exceptions and the typical lot width is 20m. (66 feet).

The streetscape character is one of substantial front yards with large sideyard setbacks resulting in wide openings between houses. Houses are of wood-frame construction of one and two storey height. The vast majority of houses have pitched roofs of varying slopes. Most houses were built between 1950 and 1990.

A fine grid of local streets is set within busier rights of way. Many of the streets are not provided with sidewalks or have sidewalks on only one side of the street.

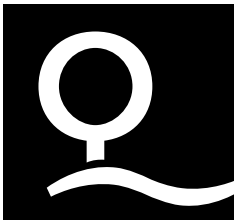
The majority of properties are served by lanes with some significant exceptions. The lanes are often edged with drainage ditches and form a component of the storm water drainage/urban forest system that is most visibly represented by the north-south ravines that are primary form givers for the area.

There are many cul-de-sacs in the street grid some of which terminate east-west streets where they meet with north-south ravines.

Mature evergreen trees are a significant presence in the neighbourhood. They tend to be concentrated in the areas adjacent to the major parks and ravines. These are highly valued in the neighbourhood but do create view impacts.

The single family, large lot character of Austin Heights is valued by the residents. Improvements in the public realm in the form of curbs, sidewalks, and street trees would be welcomed.





## The Future of the Austin Heights Neighbourhood Takes Shape

- Interested in finding out about proposed changes for the commercial core?
- Eager to continue the discussion about the appropriate types and locations of Housing Choices in Austin Heights?
- Then be sure to attend the Tuesday, May 11, 2010 Public Open House and Lecture to provide your feedback on the draft plan!

### Public Open House & Housing Choices Lecture:

#### Public Open House

May 11, 2010

Time: 3:00- 8:00 p.m.

#### Housing Choices Lectures

4:00 to 4:30 p.m. and;

7:00 to 7:30 p.m.

Join in the discussion as we get more specific about the appropriate location and form of housing choices in the Austin Heights neighbourhood.

#### Location:

**The Royal Canadian Legion**

**1025 Ridgeway Avenue,**

**Coquitlam, BC**



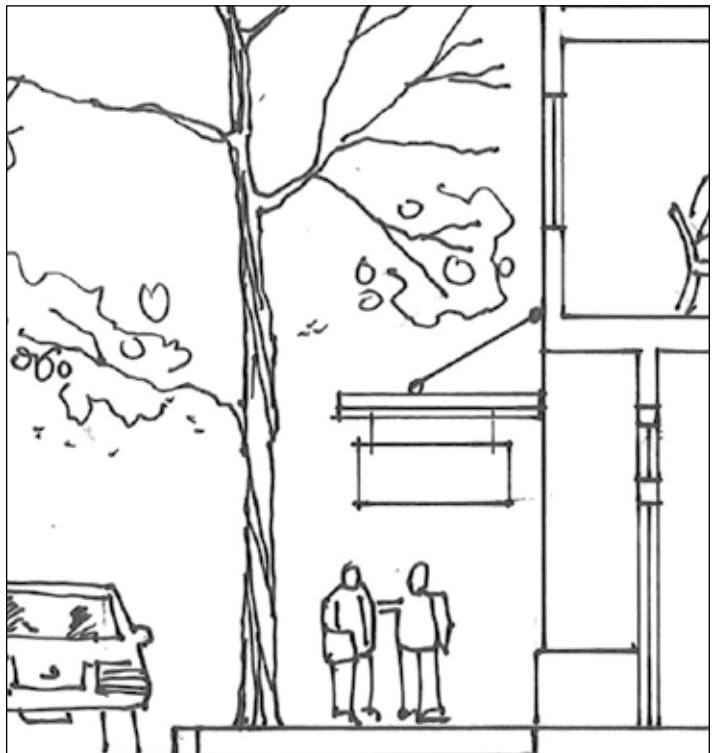
## The Big Reveal.....

City staff have been working on two separate streams of work: the first is the development of the draft neighbourhood land use concept and the second is the Housing Choices initiative to explore innovative housing choices for the low-density areas within Austin Heights. Both initiatives will be joined together to form the basis for the Austin Heights Neighbourhood Plan, which is anticipated to be sent to Council for consideration in the Summer of 2010.

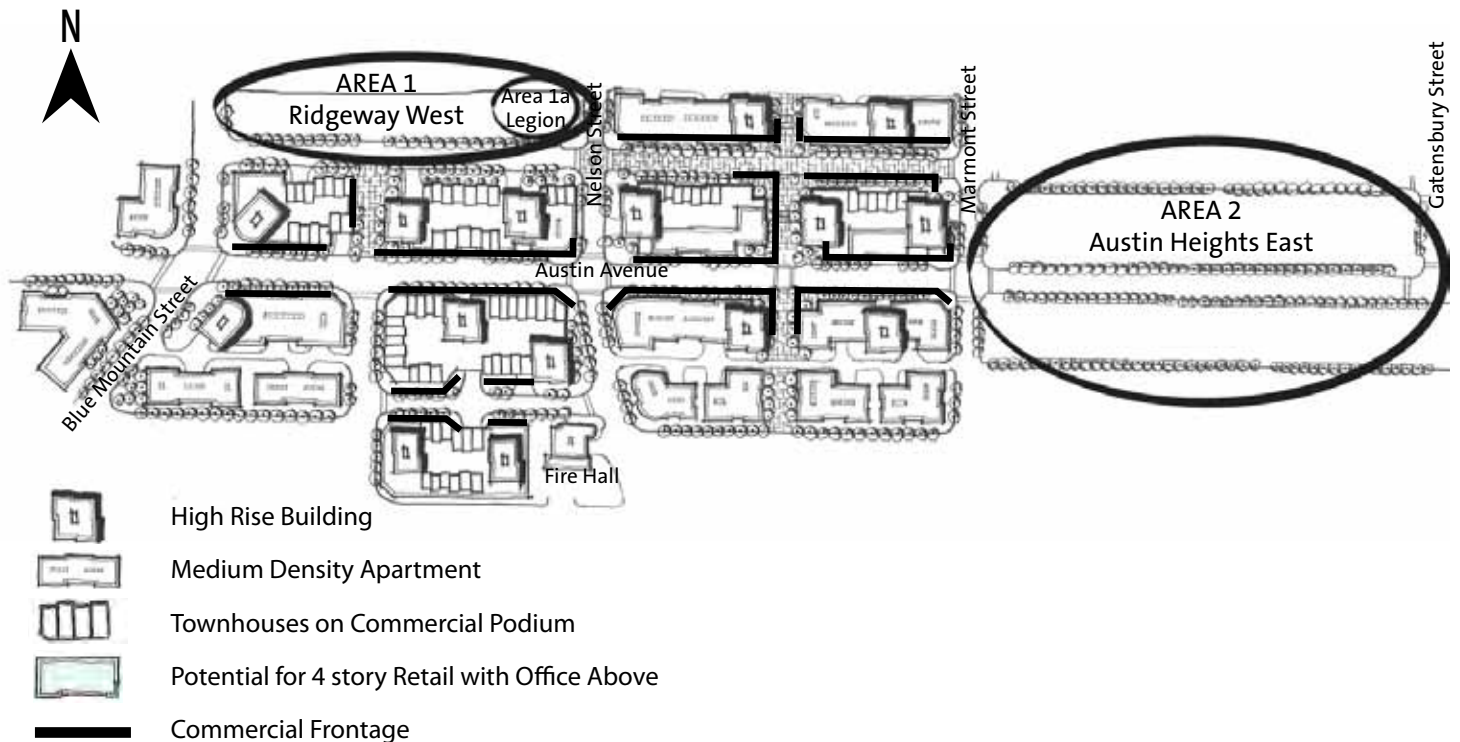
When this plan is realized, the Austin Heights commercial area will evolve into a vibrant and distinctive, pedestrian oriented main street shopping district.

## Key Elements of the Draft Austin Heights Land Use:

- **High-rise mixed use buildings** with a 3-4 storey podium (made up of commercial at grade with office and/or residential above) on Austin Avenue (Blue Mountain Street to Marmont Street) and high rise buildings with a 2-3 storey podium on Ridgeway Avenue (Nelson Street to Marmont Street).
- **Commercial stores at grade** (mainly fronting Austin and Ridgeway Avenues) with residential and/or office above to create active and interesting pedestrian streets.
- **Additional north-south connectivity** through the centre of the commercial core provided by an interior pedestrian spine connecting the south side of Austin Avenue to Ridgeway Avenue.
- **Public plazas** surrounded by shops.
- **Generous open spacing** between slender towers to protect views and ensure adequate light, air and access.
- **Tree-lined, pedestrian oriented** streets on Austin Avenue and Ridgeway Avenue in the commercial core.
- **Special treatment of Ridgeway Avenue** using a combination of tree-lined streets, special paving and other distinctive elements.
- **Enhanced Gateway to Austin Avenue** (Austin Avenue at Blue Mountain Street) defined by towers on the northeast and southeast corners and four storey apartment buildings located on the northwest and southwest corners.
- **Retention of the existing three storey walk up apartment district north of Ridgeway Avenue**, (The area bounded by Ridgeway and King Albert Avenues, Nelson and Marmont Streets) recognizes the important role this owned and rental housing adds to the range of housing options in the area.



## Possible Commercial Core Future Concept



### The Housing Choices Initiative

The Housing Choices Initiative explores opportunities for small-scale housing choices options in both Austin Heights and Maillardville. Developed through extensive public consultation this initiative recognizes that each neighbourhood is unique and strives to develop a neighbourhood specific housing choices response. As part of this process, the City held a Housing Choices lecture and workshop in November 2009 and here's what residents told us:

### Findings Common to Both Neighbourhoods

- A four (4) unit attached Housing Choice option was acceptable only on a limited basis on lots of a sufficient size.
- Row housing was viewed as an appropriate housing form in appropriate locations instead of throughout low-density neighbourhoods.
- Urban design priorities include the need for improved streetscapes, preservation and enhancement of landscapes (particularly trees), and safeguarding distant southern views.

### Austin Heights

- The predominant character of homes in Austin Heights is defined by larger houses on larger lots and therefore, attached housing types facing the street would be a more representative housing form for the area.
- There was a high degree of acceptance for laneway housing, coach housing, and attached two and three unit multiplexes.
- A three (3) unit attached housing type was acceptable only when the form of development represented at the street was that of a single-family home and not expressed as three side-by-side units and where the lot is of a sufficient size to accommodate this housing form.

To find out more about the Housing Choices Initiative visit [www.coquitlam.ca/housingchoices](http://www.coquitlam.ca/housingchoices)





An updated Neighbourhood Centre is envisioned for the Austin Heights commercial core. You will see the creation of a distinctive shopping destination with apartment living above, vibrant walkable streets, outdoor cafes, coordinated street furniture and public art. A place for street festivals and fairs will be located on the central commercial block of Ridgeway Avenue inspired by the highly successful Granville Island. This will all be designed to breathe new life into one of Coquitlam's favourite shopping areas.

To add diversity, some new Housing Choices will be permitted on the south slope within a 5-10 minute walk of the shopping area. Carriage houses and backyard cottages are just two of the small-scale housing types that will create more options in this area of the neighbourhood. Once the Plan is adopted the existing apartment area will remain largely intact with the opportunity for select redevelopment that meets the objectives of the new plan.

Hundreds of residents have attended the open houses, lectures, and workshops and provided information and input into the development of this neighbourhood plan. You voiced your commitment to re-energizing the neighbourhood - and we now have a draft plan for your consideration.

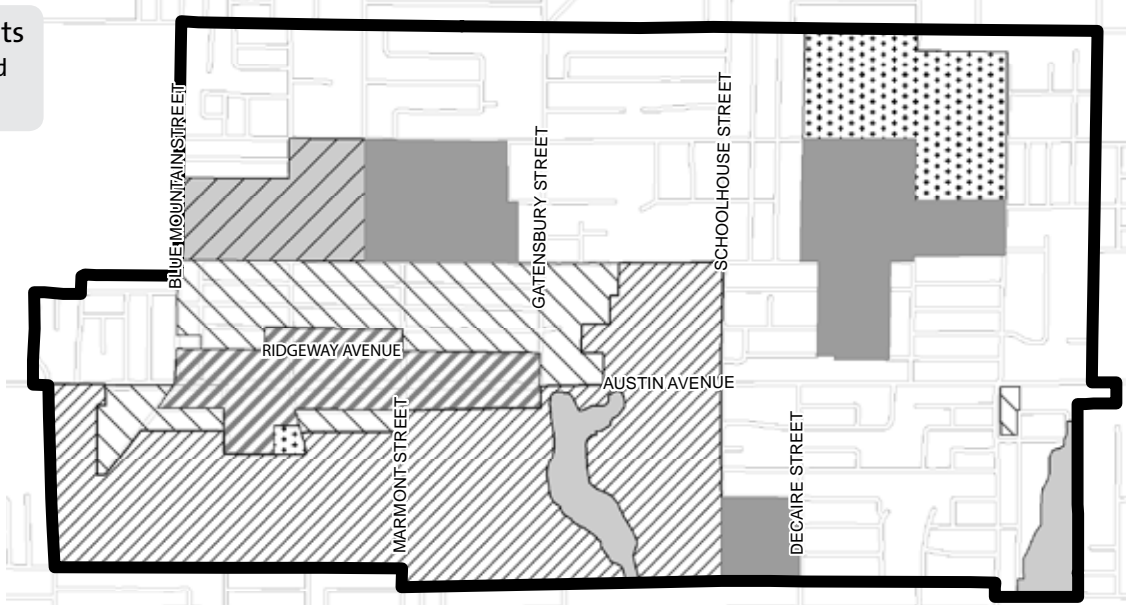
Throughout the process, we listened to what you had to say; we worked to address a number of issues that you identified including reducing the area where new Housing Choices would be permitted. We look forward to receiving your comments and feedback on the draft plan at the Public Open House.

To view a draft of the Neighbourhood Plan prior to the Public Open House or for further information please visit:

[www.coquitlam.ca/austinheights](http://www.coquitlam.ca/austinheights)

or phone: Nadia Carvalho, Community Planner, 604.927.3439

Austin Heights  
Proposed Land  
Uses



**LEGEND**

- Civic and Major Institutional
- Medium Density Apartment
- Natural Areas

- Neighbourhood Attached Residential (Housing Choices)
- Neighbourhood Centre
- One Family Residential
- Parks and Recreation
- School





## Open House No. 3 - May 11, 2010

### *The Preferred Development Concept Open House*

On May 11, 2010 the community was invited to attend a Public Open House to find out more about the exciting changes proposed for the neighbourhood. The preferred development concept was developed through community consultation and outlines a vision for Austin Heights over the next 20 years. Approximately 230 people attended.

There were also two lectures on Housing Choices to provide the community the opportunity to participate in the ongoing discussion about new, innovative, small-scale housing choices for single family neighbourhoods in Austin Heights.





## Where Do You Live?



Austin Heights Neighbourhood Plan



## Welcome!

Welcome to the Austin Heights Neighbourhood planning process. The draft land use concept, developed through community input, is presented today for your review. Your comments are important to us and will be used to review and further refine the plan before it is sent to Council for adoption.

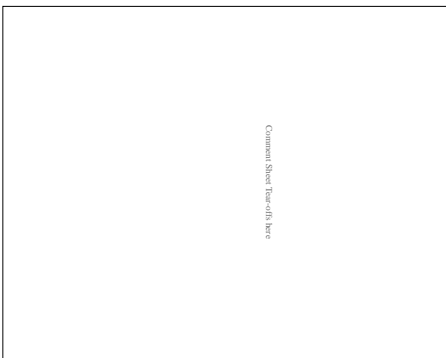
City staff are available to answer any questions you may have about the plan.



Please take a moment to share your thoughts by filling out a comment sheet.



Thank you for coming!



Austin Heights Neighbourhood Plan





## Community Engagement

A dynamic community engagement process supported the development of this neighbourhood plan.

### To raise awareness and garner interest in the plan we promoted the planning process using:

- » Newsletters
- » Bus Shelter Ads
- » Facebook postings
- » City website
- » Newspaper Advertisements
- » Notices in School Newsletters
- » Project email listserve

### To inform our process we used:

- » Open Houses
- » Lectures and workshops on housing choices
- » Youth Design Workshop with students from Centennial High School
- » Public Advisory Group comprised of property owners, business owners, residents and other key stakeholders who met several times throughout the process and participated in a number of activities including:
  1. Lectures on transportation, housing and retail market demand and urban design considerations.
  2. Tour of Metro Vancouver examples of Housing Choices and Mixed Use Communities
  3. All Day Design Charette



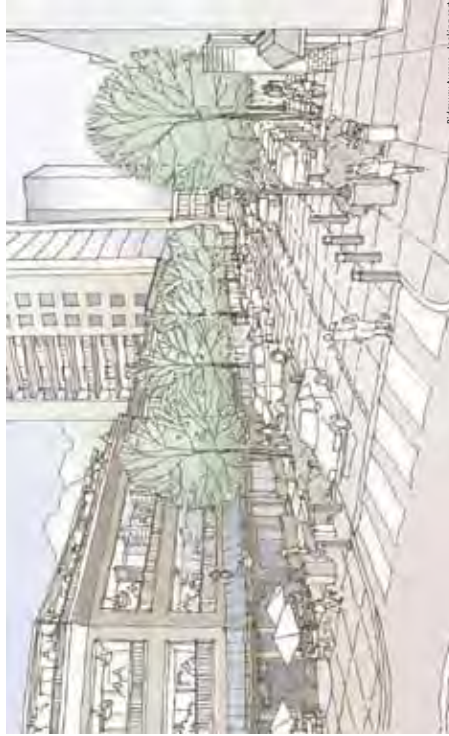
Austin Heights Neighbourhood Plan



## Neighbourhood Vision

A vision statement for Austin Heights was developed based on the results of public and stakeholder engagement:

*Austin Heights is a vibrant community oriented neighbourhood known for its accessibility, diversity and amenities and its distinctive commercial main street is a favourite local shopping destination for Coquitlam residents.*



Over the next twenty years, this plan will strengthen many of the existing features of the neighbourhood that are necessary to create a compact, complete community. Significant additional residential capacity is proposed while maintaining and enhancing an improved retail district, more local jobs, a more diverse mix of housing types and improved access to sustainable transportation choices such as walking, biking and transit, complemented by parks and leisure amenities and other community services.

Austin Heights Neighbourhood Plan





## Planning Principles

The Austin Heights Neighbourhood Plan was guided by the following principles which were developed based on public and stakeholder input:

- » Recognize neighbourhoods such as Austin Heights as the basic building blocks of the community.
- » Develop Austin Heights as a distinctive neighbourhood main street shopping destination for Coquitlam.
- » Introduce mixed use (residential above street level commercial) buildings in the commercial district.
- » Provide housing choices to meet the needs of existing and future residents of differing incomes and at all stages of the life cycle.
- » Encourage a variety of residential densities and building heights that take advantage of the sloping topography and views.
- » Design the neighbourhood to encourage more walking, cycling and transit use.
- » Ensure greater connectivity to all areas within the neighbourhood.
- » Support an active population through the continued provision of high quality parks, civic, sport and community facilities.
- » Consider the importance of sustainability in building design, transportation choices, supportive densities, public realm design and green and open space.



Austin Heights Neighbourhood Plan



## Key Elements of the Land Use Concept

Key Elements of the Draft Conceptual Land Use Plan:

The draft land use concept seeks to re-energize and revitalize the neighbourhood by creating a distinctive neighbourhood centre and a vibrant public realm through redevelopment. The vision for the neighbourhood will be realised incrementally over the course of the next twenty years should property owners in the neighbourhood be interested in redeveloping their properties.

Mixed Use Commercial Core:

- » High Density Mixed-Use Core – providing opportunities on Austin and Ridgeway Avenues for a range of ground-oriented retail with office and residential uses located above;
- » The introduction of a Residential Population to the Commercial Core - the introduction of high-rise residential towers (3.5 Floor Area Ratio [FAR] bonused up to 4.0 FAR) in the commercial core provides the area with an increased residential base to further enhance the economic viability of neighbourhood businesses;
- » Building Form – tall, slender, well-spaced high-rise residential towers with two- to four-storey podiums of commercial (retail and office) with residential above will ensure that there is adequate light, air, access and views from units and the surrounding neighbourhood.
- » Retaining the Existing Medium Density Apartment District – the area (between King Albert and Ridgeway Avenues and Blue Mountain Street to just east of Gatenbury Street) is currently comprised of well maintained, three-storey wood frame strata titled and purpose built rental apartment buildings. This area broadens the range of housing choices for residents while providing a natural transition between the high density core and the surrounding single-family neighbourhoods.
- » Housing Choices – explores opportunities to expand innovative, small scale housing choices in the low density areas of the neighbourhood. The range of housing types being considered by the community includes multiple family conversions, coach housing and attached two- to four-unit multiplexes with the goal of ensuring improved neighbourhood livability, enhanced neighbourhood character and the promotion of pedestrian-oriented design.

Austin Heights Neighbourhood Plan

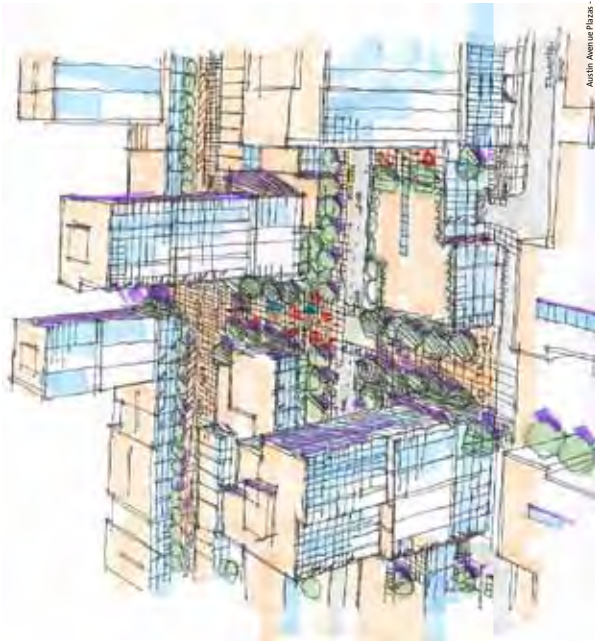




## Key Elements of the Land Use Concept

### Public Realm Features:

- » A Return to "Main Street" – a pedestrian-oriented streetscape is created by ground level retail stores fronting the sidewalk and the streets of the commercial core and is further defined by a three- to four-storey street edge on Austin Avenue and a two- to three-storey street wall on Ridgeway Avenue.
- » The Pedestrian Experience - a pleasant pedestrian experience and attractive public realm is created by setting the towers back from the podium base, and through the provision of street trees, coordinated street furniture and paving treatments.
- » Pedestrian Plazas and Walk-Throughs framed by adjacent buildings with residential and active ground floor uses provide north-south connectivity through the neighbourhood and opportunities for people to sit, eat, walk, shop and celebrate.
- » Ridgeway "High Street" – a one block section of Ridgeway Avenue is distinguished from Austin Avenue by the creation of a shared street with pedestrian priority.



Austin Avenue Plazas - looking north

Austin Heights Neighbourhood Plan



## Land Use Policy Directions

### Austin Heights Neighbourhood Centre

- » Create a High Density Mixed Use Neighbourhood Commercial Core (retail at grade with office and residential above) with a gross floor area of 3.5 times the lot area, with a bonus of 0.5 times the lot area, in exchange for public realm enhancements and contributions to the development of affordable housing in the City;
- » Redevelop Austin Avenue between Blue Mountain and Marmont Streets to create a strong pedestrian experience defined by a three to four storey podium with retail at grade and office and residential above. To further support the pedestrian experience, set back high density towers from the podium base to reduce the visual impact of this development form;
- » Locate buildings at the sidewalk with at-grade retail along existing and future retail streets to enhance sidewalk/pedestrian activity;
- » Reformat big box retail uses in a pedestrian-friendly manner, to serve as retail anchors for the neighbourhood;
- » Work with the development community to secure additional community amenities as part of new development for public and semi-private open space and facilities. This includes pedestrian green spaces between buildings and along street frontages, public plazas, traffic circles, public art, pedestrian bridges and mid block pedestrian walkways.
- » Provide for small urban plazas and pedestrian mid block walkways that make up the pedestrian spine in conjunction with new development;
- » Consider reducing on-site parking requirements as part of development if justified by a developer. A demonstration of higher transit usage, lower automobile ownership, shared parking opportunities, and other long-term incentives for occupants are some examples of factors that can be used to make a case for reduced parking.

Austin Heights Neighbourhood Plan





## Land Use Policy Directions

### Medium Density Apartment

- » Retain the Medium Density Apartment uses to the north of Ridgeway Avenue to provide a transition of densities between the high density commercial core and the surrounding single family neighbourhoods;
- » Introduce Medium Density Apartments at the intersection of Blue Mountain and Austin Avenue, on the Northwest and Southwest corners, to help define the gateway entrance to Austin Heights;
- » Provide a transition of densities between the proposed high density uses on Austin Avenue and the lower density areas to the south by introducing Medium Density Apartments on Charland Avenue between Blue Mountain and LeBleu Streets and between Nelson and Warmont Streets;
- » Work with developers to secure additional community amenities as part of new development to act as public and semi-public open space and facilities. This includes pedestrian green spaces between buildings and along enhanced street frontages.
- » Consider reducing on-site parking requirements as part of development if justified by a developer. A demonstration of higher transit usage, lower automobile ownership, shared parking opportunities, and other long-term incentives for occupants are some examples of factors that can be used to make a case for reduced parking.

Austin Heights Neighbourhood Plan



## Transportation Policy Directions

### Pedestrian Policies

- » Establish a vibrant pedestrian environment along both sides of the commercial frontages on Austin Avenue within the high density commercial core;
- » Enhance pedestrian connectivity with the neighbourhood's parks, recreational amenities, services, schools as well as with nearby regional transit at Louheed Station;
- » Minimize vehicle crossings of the public realm along Austin and Ridgeway Avenues;
- » Enhance the existing mid-block crossing of Austin Avenue in the high density mixed use core to be universally accessible and explore opportunities to introduce additional mid block crossings.
- » Examine the feasibility of constructing a pedestrian/cyclist bridge over Como Creek on King Albert Avenue to increase connectivity through the neighbourhood.

### Transit Policies

- » Continue to work with Translink to achieve optimal transit frequency and service along the Austin Avenue corridor consistent with increased density and expected hours of service demand.

### Parking Policies

- » Provide a lane dedicated to parallel parking on both sides of Austin Avenue and a combination of parallel and angled parking spaces along the Ridgeway High Street;
- » Encourage parking turnover and efficient use of street parking through the implementation of variable time limits and/or other parking management strategies in the high density commercial core;
- » Provide opportunities for reserved on street parking for co-op and/or hybrid vehicles.

Austin Heights Neighbourhood Plan





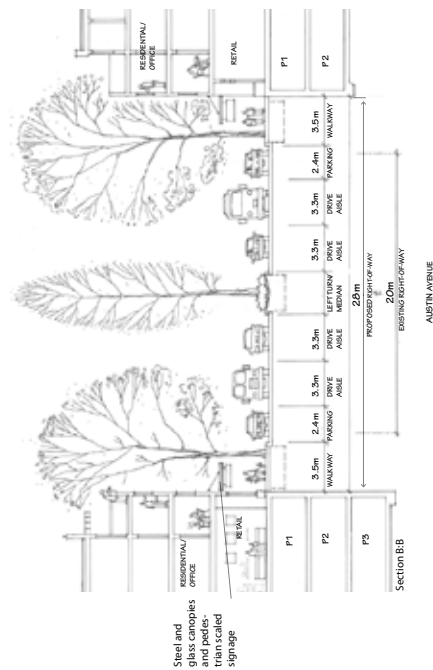


## Transportation Policy Directions

### Road Policies - Austin Avenue

- » Expand the right of way of Austin Avenue between Blue Mountain Street and Marmont Street to a minimum of 27m as part of redevelopment to provide an improved pedestrian environment as well as to continue to carry large volumes of traffic consistent with being part of the major road network;
- » Optimize traffic signal operations along the Austin Avenue corridor from Blue Mountain Street to Schoolhouse Street;
- » Extend the existing westbound left turning bay and provide a new north bound right turning bay at the intersection of Austin Avenue and Marmont Street;
- » Separate left turning traffic from through traffic for the north and southbound approaches at the Austin Avenue and Schoolhouse Street intersection through new lane markings to define a left turning lane and through lane;
- » Minimize vehicle to vehicle conflict in the commercial core by reducing the number of vehicle access points to Austin Avenue;
- » Provide pedestrian bulges at intersections and mid block crossings along the high density commercial core.
- » Develop Street Standards and Guidelines to detail right-of-way improvements to be constructed as part of redevelopment along Austin Avenue.

### Austin Avenue: Section Detail



Austin Heights Neighbourhood Plan

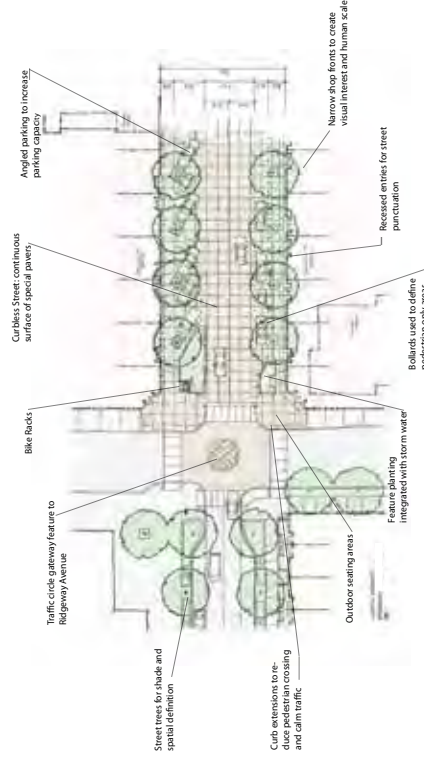


## Transportation Policy Directions

### Road Policies - Ridgeway Avenue

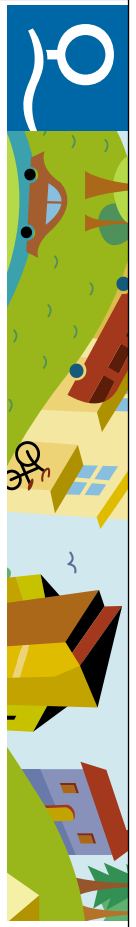
- » Create a "High-Street" on Ridgeway Avenue between Nelson and Marmont Streets with pedestrian priority;
- » Distinguish the "High Street" portion of Ridgeway Avenue by introducing traffic circles at Nelson and Marmont Streets;
- » Incorporate a 'shared space' concept along Ridgeway Avenue between Nelson and Marmont Streets by extending the right of way to 23 m, by providing a curbside street with a continuous surface treatment and other special streetscape treatments.
- » Develop Street Standards and Guidelines to detail right-of-way improvements to be constructed as part of redevelopment along Ridgeway Avenue.

### Ridgeway Avenue: Plan Detail



Austin Heights Neighbourhood Plan





## Parks, Open Space, Leisure and Civic Facilities Policy Directions

### Parks and Open Space:

- » Explore opportunities to enhance and upgrade existing parks, open space and recreational amenities to accommodate current and future needs, pursuant to the City's Parks, Open Space and Leisure Facilities Master Plan and in consultation with the community;
- » Explore potential expansion of active parkland in the neighbourhood by approximately 7-8 acres in a manner that more evenly distributes and improves accessibility for residents;
- » Provide accessible neighbourhood-level park program elements such as seating/gathering, trails, multi-use sport courts, picnic, playground, open grass and games areas;
- » Provide urban greenway linkages that connect bus stops, parks, neighbourhood amenities, businesses, and residences;
- » Encourage development of an off-road trail system within open space corridors and natural greenways;
- » Provide a network of parks, recreation facilities, natural open space and greenways to support and encourage rehabilitation of habitat and provide educational and outdoor recreation opportunities that are respectful of wildlife and plant habitat.

### Civic Facilities

- » Explore opportunities to partner with School District 43 to expand, enhance and improve school facilities to benefit both the school and the community.

### Environment

- » Incorporate stormwater approaches to implement the intent of the Nelson Creek and Como Creek Integrated Watershed Management Plans, once adopted and as amended from time to time.

Austin Heights Neighbourhood Plan



## Preferred Development Concept - Overview



Austin Heights Neighbourhood Plan





## Austin Avenue: A Compact, Mixed Use Transit Corridor



Four storey building height at the street and continuous street tree canopy (above and below) helps define wide (28m) right-of-way



The tower and podium form accommodates a large number of homes above shops and offices. This supports convenient transit service to and from the neighbourhood centre.



Generous sidewalk with pedestrian amenities



Alternating centre median with left turn bay



A commercial ground floor use with apartments above to help activate Austin Avenue

Austin Heights Neighbourhood Plan



## Ridgeway High-Street: A Distinctive Retail District



Pedestrian only zones separated by bollards



Ridgeway Character Sketch - A Retail High Street



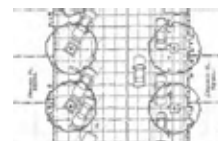
Angled parking maximizes on-street parking



A curbless street with a continuous ground plane of special pavers



Curb extensions at intersections book-ending Ridgeway High Street enhance pedestrian comfort and safety



Narrow shop fronts creates a fine grain rhythm along the street



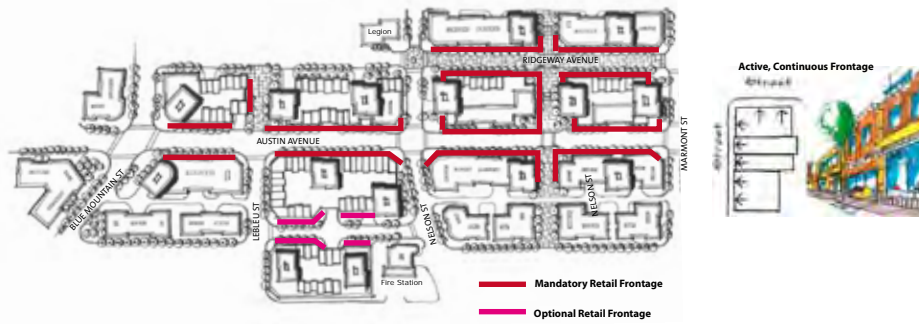
A strong 2-3 storey streetwall to define Ridgeway High Street

Austin Heights Neighbourhood Plan





## Commercial Street Frontage



Grocery store with homes above



Continuous retail frontage.



Ground floor retail with office above, anchoring residential tower

Austin Heights Neighbourhood Plan



## Land Use and Built Form



Austin Heights Neighbourhood Plan





## Austin Pedestrian Plazas



Unobstructed views through plazas to natural features beyond



Active uses spill out to help activate the plaza



Plazas situated mid-block along Austin Avenue create connections to the north and south, creating a vibrant pedestrian zone with places to sit, eat, shop, walk and celebrate.



Water features and public art combined with landscape elements create a high quality pedestrian environment (above and below).

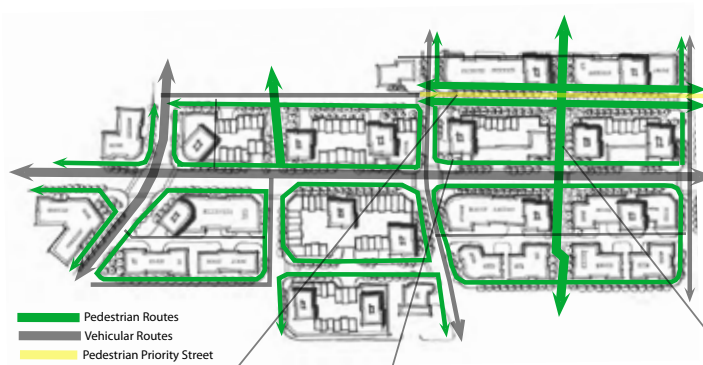


Plaza defined by adjacent buildings and uses

Austin Heights Neighbourhood Plan



## Streets and Open Space/Pedestrian Network



Shared-Street concept allows the right-of way to be shared by pedestrians, cyclists and cars



South facing small corner plazas are places to sit and relax in the sun.



Pedestrian plazas/internal walkways provide mid block connections between adjacent streets

Austin Heights Neighbourhood Plan



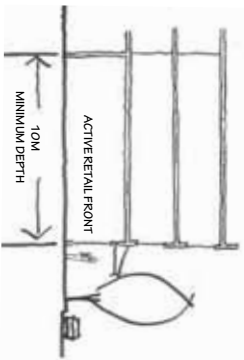


## Key Design Elements - High Density Core

The following key design elements contribute to fostering a vibrant and active public realm

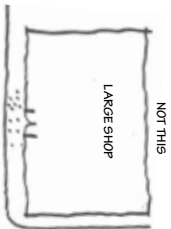
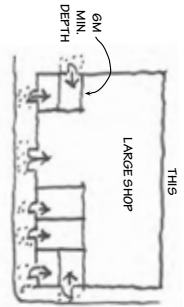
### Active Frontages

Maintain continuous and transparent shop fronts along retail streets to allow casual surveillance of the street and to encourage window shopping.



### Reformat Big Box Stores

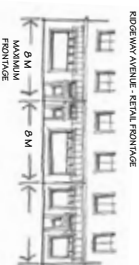
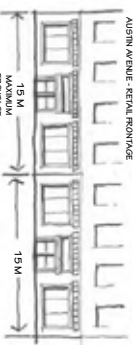
Wrap big box stores with smaller stores to avoid segments of blank walls to improve pedestrian-friendliness. Where blank walls are unavoidable, improve the appearance of the wall with attractive design treatments.



## Key Design Elements - High Density Core

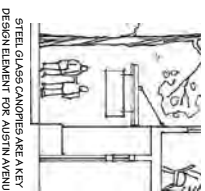
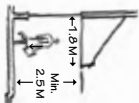
### Reduce Width of Storefront Shops

Smaller retail frontages in the neighbourhood core encourage an increased number of shops to contribute to a vibrant commercial environment.



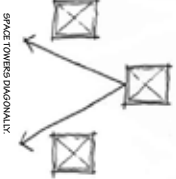
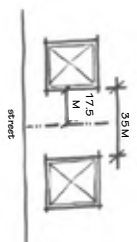
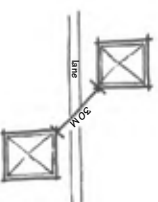
### Weather Protection

Continuous weather protection at the first storey of buildings should be provided. Awnings and canopies should be placed to reflect the facade architecture and fenestration (placement of windows and doors) pattern of the building.



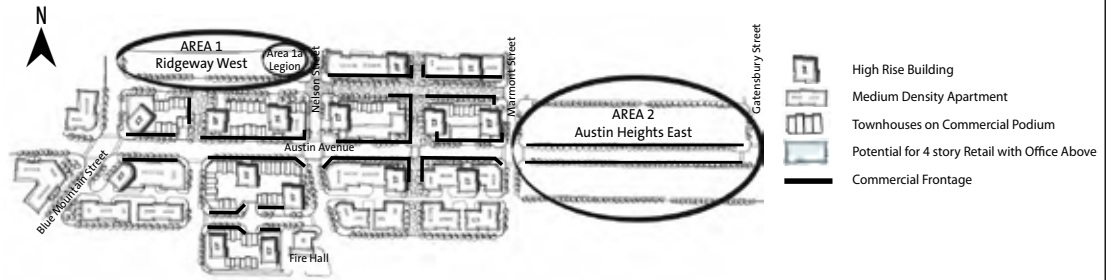
### Open Spacing of Slender Towers

Tower placement should achieve a diagonal spacing (min 30m) to avoid towers directly facing each other and the use of slender towers (maximum floorplate 625m<sup>2</sup>) for increased light penetration and minimum shadowing.





## What Do You Think? Should The High Density Commercial Boundaries Of The Commercial Core Be Expanded?



### AREA 1 - Ridgeway Avenue between Nelson and Blue Mountain Streets

**Pros:**

- » Provides continuity of uses between the proposed Ridgeway Avenue "High Street" located one block to the west and the neighbourhood plan boundary at Blue Mountain Street;
- » Allows opportunities for some high density housing to be located on this quieter secondary street;
- » Provides additional opportunities for commercial floor space (office and retail) which can be accommodated according to the commercial market analysis conducted for the area.

**Cons:**

- » Increases the total number of units in the draft concept by approximately 250 units and 500 people and represents a 10% increase in the number of people over the 5,000 people estimated by the housing market capacity - medium growth scenario;
- » Threat of potential loss of well maintained, 25 year old relatively affordable strata-titled and rental housing stock;
- » The development densities required to trigger redevelopment in the commercial core (a gross floor area of 3.5 times the lot area) may not be high enough to encourage redevelopment of existing medium-density apartments.

### AREA 1a - The Legion Site at Ridgeway and Nelson Street Only

**Pros:**

- » Frames the western gateway to the proposed Ridgeway Avenue "High Street";
- » Increases the total number of projected units by 55 and the number of people by 110, representing a two percent increase over the 5,000 people estimated by the housing market capacity - medium growth scenario;
- » Provides some additional opportunities for commercial floor space (office and retail), which can be accommodated according to the commercial market analysis conducted for the area.

**Cons:**

- » Does not create a continuous commercial frontage on Ridgeway Avenue between Marmont and Blue Mountain Streets;

### AREA 2 - Austin Avenue Between Marmont and Gatsensbury Streets

**Pros:**

- » Provides a continuity of mixed use high density uses along Austin Avenue;
- » Provides additional opportunities for commercial floor space.

**Cons:**

- » Increases the residential capacity of the plan by approximately 600 units or 1,200 people and represents a 24% increase over the 5,000 people estimated by the housing market capacity - medium growth scenario;
- » Growth in this area will compete for growth elsewhere in the City;
- » Creates a longer linear corridor of high rise towers along Austin Avenue;
- » Disperses redevelopment activity and may extend the length of time it will take to link sections of the public realm improvements together.

Austin Heights Neighbourhood Plan



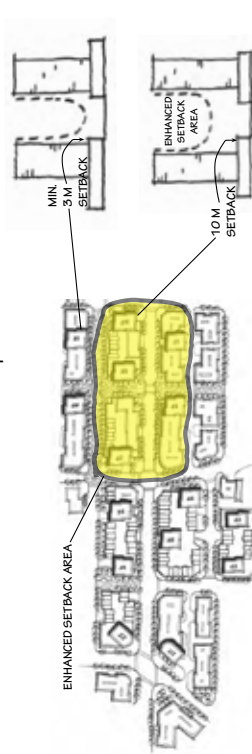
## Key Design Elements - High Density Core

### Building Placement to Frame and Define the Street

A 3-4 story building facade (retail at grade with office and residential above) on Austin Avenue and a 2-3 storey building facade on Ridgeway Avenue frames the street and enhances the pedestrian experience. Towers should be set back from the base building facade.

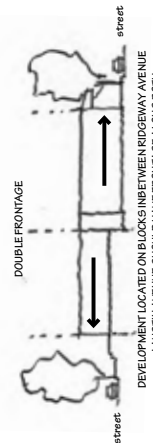


Towers should be setback a minimum of 3 metres except in the enhanced setback area where a minimum setback of 10 meters is required.



### Double Fronting Blocks

Double fronting blocks between Ridgeway and Austin Avenues should have frontage on each of these streets. This frontage will either be commercial on both sides, or residential on Ridgeway Ave. and commercial on Austin Ave. depending on the location.



Austin Heights Neighbourhood Plan





## Housing Choices - Austin Heights

### What Are Housing Choices?

#### Definition

Coquitlam's Housing Choices process is about expanding the types of new small-scale housing options permitted in existing low-density areas of the neighbourhood. Housing Choices are being considered as part of neighbourhood planning processes to recognize the uniqueness of each neighbourhood where a "one-size fits all" solution may not be appropriate.

#### Rationale For Housing Choices

- » Broaden the range of housing types;
- » Increase housing supply including more affordable forms;
- » Respond to demographic changes allowing people to remain in their neighbourhoods through various stages of their lives;
- » Increase population to support other City objectives such as accommodating growth, revitalizing local commercial centres and retaining neighbourhood schools;
- » Enhance neighbourhood character, sense of place and livability through physical renewal and investment in mature neighbourhoods, high quality design, new housing forms, and renewed walkable streetscapes;
- » Reduce Greenhouse Gas (GHG) emissions by using existing utility and transportation infrastructure in established neighbourhoods; and
- » Serve as a model for other Coquitlam neighbourhoods, demonstrating housing solutions that could have broader application.



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## Housing Choices - Austin Heights Public Workshop Results

The Austin Heights Neighbourhood Planning process considered the types of small scale housing choices that would be appropriate for the area. Through a public lecture and workshop, neighbourhood participants identified the following types of units as appropriate for the low density areas of Austin Heights:

- » Coach (laneway) housing
- » Attached two and three unit multiplexes that look like one single family home (identical side-by-side units on one lot were not supported)
- » Secondary suites continue to be supported as one of the allowable unit types
- » Four units was considered acceptable on a limited basis subject to certain conditions (i.e. minimum lot area, width and lane access)
- » Row housing was not supported as a compatible housing form in Austin Height's low density areas.



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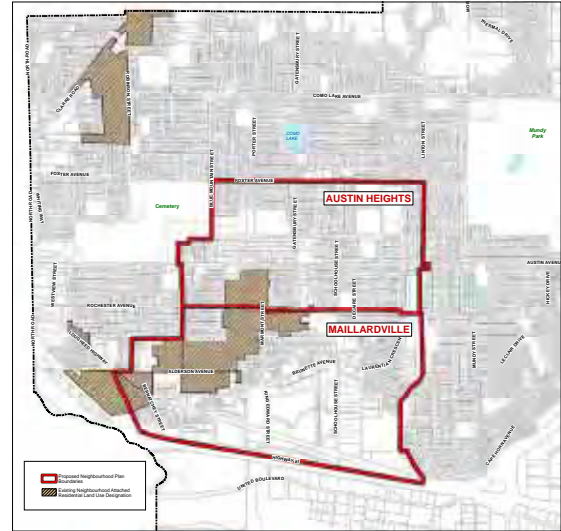
# Housing Choices - Austin Heights

## Background

The initial research conducted regarding small scale housing choices in Coquitlam commenced in 2007 as part of the update to the Southwest Coquitlam Area Plan (SWCAP) and will be implemented through Neighbourhood plan processes.

### HOUSING CHOICES TIMELINE

<b>Exploratory</b>	<p><b>Part One 2007-2009</b></p> <p>As part of the Southwest Coquitlam Area Plan Review:</p> <ul style="list-style-type: none"> <li>Public feedback sought about Housing Choices possibilities</li> <li>July 2009, SWCAP adopted including Policy CC27:                     <ul style="list-style-type: none"> <li>Consider Housing Choices as part of Neighbourhood Planning processes</li> <li>Allow Housing Choices on properties designated "Neighbourhood Attached Residential" on interim basis in advance of Neighbourhood Plans</li> </ul> </li> </ul>
<b>Refinement</b>	<p><b>Part Two 2008-early 2010</b></p> <p>Interim Housing Choices Process</p> <ul style="list-style-type: none"> <li>Approved by Council Nov. 16, 2009</li> <li>New zone currently under review</li> </ul> <p>Maillardville and Austin Heights Neighbourhood Plans Begin</p> <ul style="list-style-type: none"> <li>Tours, lecture, and Workshops regarding neighbourhood Housing Choices</li> <li>Architectural Testing conducted</li> <li>Builders Workshop held</li> <li><b>Develop Detailed Policy and Regulation</b> ← <b>We Are Here</b></li> </ul>
<b>Implementation</b>	<p><b>Part Three late 2010</b></p> <ul style="list-style-type: none"> <li>Maillardville and Austin Heights Neighbourhood Plans Adopted</li> <li>Zoning Bylaw Amendments implemented</li> </ul>



Housing Choices Study Area



# Housing Choices - Austin Heights

## Architectural Testing Prototypes

### Option 1A - No Rear Lane



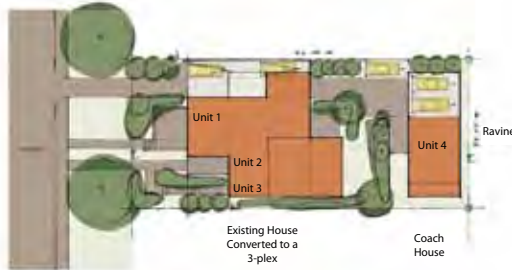
### Option 1B - With Rear Lane



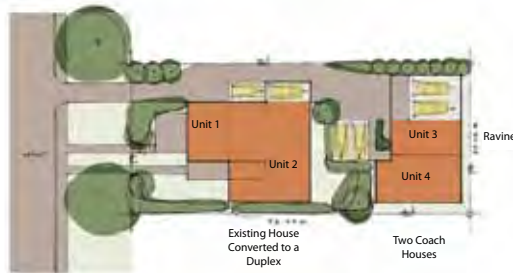


## Housing Choices - Austin Heights Architectural Testing Prototypes

**Option 2A - Existing House Converted to 3-plex + Coach House**



**Option 2B - Existing House Converted to Duplex + 2 Coach Houses**



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## Housing Choices - Austin Heights Architectural Testing Prototypes

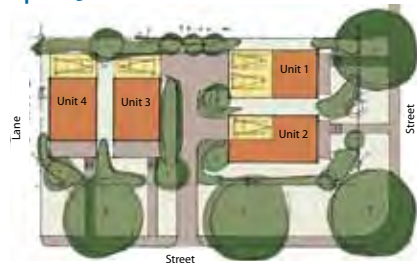
**Option 3A - Retention of Existing House**



**Sample 3 Bedroom Coach House - Approx. 2000 sq. ft.**



**Option 3B - All New Construction**



**Sample 2 Bedroom Coach House - Approx. 1500 sq. ft.**



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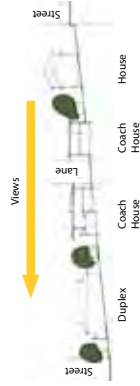


## Housing Choices - Austin Heights

### Key Design Elements

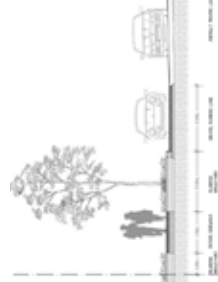
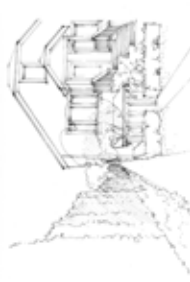
#### To retain distant views on sloping sites:

- » Step the units with the slope of the site to reduce the height and massing of units.
- » Limit the height of coach and laneway houses to a maximum of two-stories on all sides.



#### To retain or improve neighbourhood character:

- » Orient principle single family units toward the street. On a corner site, orient the units towards both streets.
- » Limit the height of street fronting units to two-stories, except the storey below the first may be exposed on one side if the building is located on a sloping site.
- » Provide front yard setbacks that are consistent with the existing homes on the block.
- » Design and site housing choices in a manner that minimizes overlook and visual intrusion to adjacent sites and between units within the site.
- » Provide property frontage improvements that delineate a pedestrian walkway and incorporates street trees.



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## Housing Choices - Austin Heights

### Key Design Elements

- » Provide an additional density bonus for housing choices developments that retain existing or heritage homes or significant landscape features.
- » Where a lane exists, provide vehicle access for all new units from the lane and locate parking in the rear of the property.
- » Where there is no lane, design vehicle access from the street in a way that minimizes the width and number of driveways.
- » Accommodate garbage and recycling storage in one screened location on the site that is accessible to all units and design as an integral part of the development.

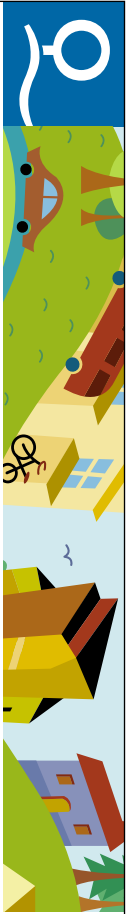


#### To promote safety and security

- » Retain visibility between units and the lane by limiting the width of enclosed parking structures to two vehicles per structure and provide a minimum opening between structures of 6 metres to the lane, which can be used as a driveway or for open parking stalls.
- » Provide windows on the lane façade of laneway/coach houses to provide opportunities for visual surveillance.



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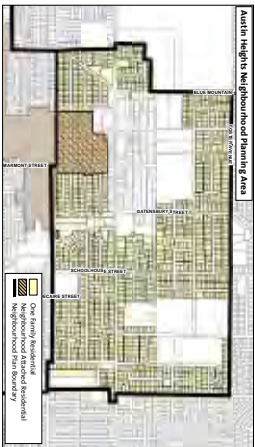


# Housing Choices - Austin Heights

## Where Should Housing Choice Options be Allowed?

The Housing Choices identified as appropriate for Austin Heights would be required to go through a rezoning process and would be subject to Development Permit Design guidelines to address the form and character. This process includes a Public Hearing where neighbours and the public would have the opportunity to review and comment on proposed small scale housing options.

Currently, housing choices are permitted as part of an interim process in the area of Southwest Coquitlam designated as "Neighbourhood Attached Residential."



As part of the Austin Heights Neighbourhood Planning process, the area permitting housing choices could be expanded to include properties currently designated "One Family Residential", as depicted in the map above. The following criteria would be considered for each application:

- » Design the addition of housing choices in a manner that retains views, privacy and neighbourhood character.
- » Improve the frontage of properties redeveloped with housing choice options by incorporating street trees and pedestrian walkways;
- » Limit total number of units to three on lots less than 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) without a lane and 740 m<sup>2</sup> (7,965 ft<sup>2</sup>) with a lane.
- » Require a minimum lot width for 3 or more units to 20 metres (65 feet) on properties without lanes.
- » Require a minimum lot width of 15 metres (50 feet), for 3 units and 18 metres (60 feet) for 4 units on properties with lanes.
- » Prohibit housing choices on properties within riparian area setbacks (along creek corridors).
- » Review surrounding land uses to the proposal. Adjacent uses such as higher-density residential, commercial, and parks, as well as lots on arterial roads or within 400 metres of transit service could more easily accommodate the more intensive housing choice options that have been identified for Austin Heights.

### WHAT DO YOU THINK?

