



Demographic Changes

Household sizes and composition are expected to continue to change over the coming decades and Maillardville is a neighbourhood experiencing this shift. The 2006 Census indicates that one-person households make up 29% of the total number of households in Maillardville and one- and two-person households combined comprise nearly two thirds of total households in Maillardville.

According to the 2006 Census, Maillardville's population is around 9,600 people. The largest age group in the area are those 40-49 years old (19%) and 14% of the population is over 60 years old. As the top half of the baby boomer generation moves into their retirement years, the proportion of the City's population that is over 65 could possibly double by 2045.

The need for ongoing care and support for an aging population may result in more seniors having to move in with extended families; while new households will struggle with high housing and living costs, and new immigration trends will emerge. These demographic trends will present new opportunities and result in the demand for new housing types and configurations over the next 20 years.

Points to Ponder

- » *What kind of community should Maillardville be twenty years from now? Who will live here? What kind of housing is needed to support the population?*
- » *How can Maillardville ensure that it continues to be an inclusive community given the challenges presented by housing affordability?*
- » *How can the City create appropriate conditions for both the for-profit and non-profit housing sectors to create both market and non market housing?*
- » *What design elements help to define the character of Maillardville's residential neighbourhoods?*
- » *Is there a market for new housing construction that incorporates energy minimizing features that reduce costs to the occupant and reduce air pollution and green house gas emissions?*
- » *How can new housing construction be built to improve the public realm interface?*
- » *What role does good quality design play in creating more sustainable, livable, enduring neighbourhoods?*

References

- ¹ BC Stats Income and Taxation - Neighbourhood Income and Demographics by Community, 2000 - 2005. <http://www.bcstats.gov.bc.ca/data/dd/income.asp> (accessed December 2008).
- ² These thresholds were calculated using the 2006 Greater Vancouver Real Estate Board median list prices, assuming a 10% down payment and an interest rate of 7% for a five-year mortgage.



Housing Choices

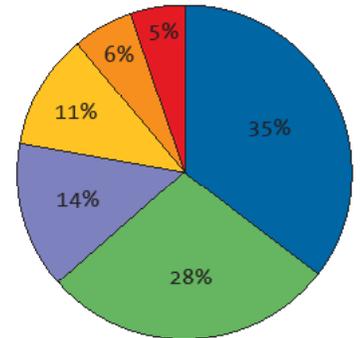


Housing for a Liveable and Enduring Neighbourhood

Good quality housing is the cornerstone for livable, enduring neighbourhoods. A diverse range of housing types, tenures and configurations are needed to meet a growing and changing population in Maillardville.

According to the City of Coquitlam Housing Stock records for 2006, Maillardville has about 1,300 units of single dwelling and duplex housing, about 500 townhouse units, and roughly 1,350 units in three and four-storey apartment buildings. Just under 70% of the total housing stock is owned, compared with 75% in the City as a whole.

Just over 50% of the dwelling units in Maillardville were constructed before 1980, and 40% were built in the 1980s and 1990s.



- Apartment
- Single Family
- Townhouse
- Apartment, duplex (primarily secondary suites)
- Duplex
- Mobile Home

More Housing, Different Housing

There are many factors that are changing the future trends and needs for housing in Maillardville. These include:

- » Increasing land values mean prices are high for traditional housing types. New housing forms are needed to accommodate prices that are affordable to most people
- » Smaller family and household sizes
- » An aging population that is increasingly looking for low maintenance and single-level living
- » General preference for ground-oriented dwellings among certain demographic groups and market segments
- » Demand and changing market preferences for more sustainable and energy efficient housing forms
- » More people wanting to live closer to work or a walkable distance to amenity areas as traffic congestion increases in the metropolitan area

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Considerations for New Housing

As part of the Southwest Coquitlam Area Plan update in 2007 and 2008, the City began an exploration of potential small-scale housing choices. These new housing concepts included courtyard housing, cottage housing, coach housing, multiplex housing, row housing and narrow lot housing. The Maillardville Neighbourhood Plan planning process will provide an opportunity to explore appropriate housing choices that are compatible for Maillardville.

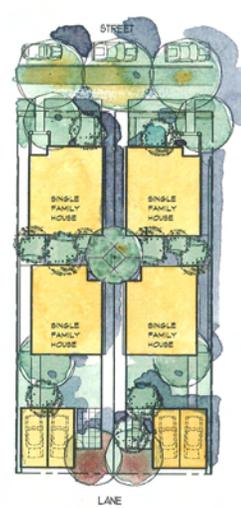
Neighbourhood Character: More About Patterns, Less About Details

A single street in an older neighbourhood may house buildings in a variety of styles, ranging from Victorian to Craftsman to Modern; while architectural styles and details of buildings change over the years, basic patterns are more lasting. These patterns are defined by recurring characteristics, such as the green street edges of front yards, street trees, and by the frontage patterns, forms, and orientation of buildings – the specifics of which vary by neighbourhood, street, and block. The continuation of these patterns can accommodate a diversity of architectural styles and scales, while providing an underlying sense of cohesion and “place” that helps define the character of neighbourhoods.

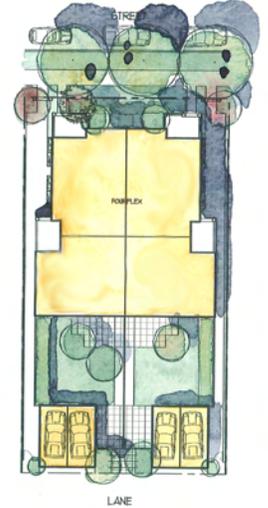
Respecting or enhancing the ‘character’ of a neighbourhood is not about replicating existing scale or reproducing the architectural styles of nearby buildings. Rather, the focus is on highlighting how new housing development can be designed to respond to more basic neighbourhood patterns that accommodate change while preserving valued and desired aspects of neighbourhood character.

Reinforcing this emphasis, the Southwest Coquitlam Area Plan - in which the Maillardville Neighbourhood will be nested - calls for new housing development in established residential neighbourhoods to consider existing community ‘character’.

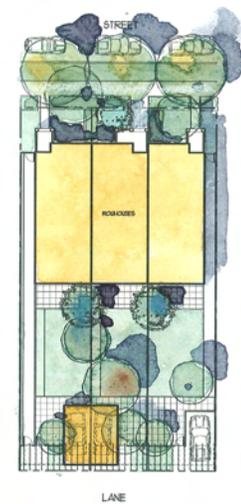
New Housing Type Examples



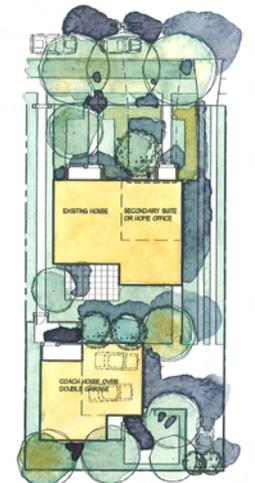
Detached Multiplex



Attached Multiplex



Fee-Simple Rowhouse



Coach House

Sustainability

Houses built to typical standards today are energy hungry homes. Space heating is a significant contributor to air pollution and green house gas emissions in the region. Many residents need to use their car more often than they would like to, to meet daily needs. There is international consensus that climate change is occurring and that it is essential to find ways to both adapt to emerging climate change realities and also to proactively respond by reducing our daily energy use and creating more sustainable, livable and enduring neighbourhoods.



Cost of Housing

Coquitlam is part of an urban region with the highest housing costs in Canada, so it is not surprising that housing affordability is an issue locally. Total income in Coquitlam increased by only 20% between 2000-2005¹. In that same period, housing prices in Coquitlam increased by 71% (Coquitlam's Affordable Housing Strategy). The Real Estate Board of Greater Vancouver reports that in November 2008, the price of a typical single family home in Coquitlam was \$615,000.

A measure of housing affordability is when people pay less than 30% of their gross household income for suitable and adequate housing. Applying the affordability rule, an apartment condominium requires a household income of at least \$49,000 per year, one of more than \$80,000 to purchase a townhouse, and almost \$120,000 per year is required to afford a single family home. The 2006 Census indicated that 47% of households in Maillardville have a gross household income of less than \$50,000 per year, meaning that nearly one half of households in Maillardville cannot comfortably afford the purchase of their home.

Affordable Housing Strategy

Although there are various roles that municipalities can play in order to influence housing affordability, it is widely recognized that local governments lack sufficient financial capacity to achieve this on their own. In order to act effectively, a coordinated effort is needed, involving senior governments, the private and non-profit sectors, community support agencies, and municipalities. Ongoing and adequately funded programs to help create additional supply of permanent, affordable housing for low income households are essential.

Coquitlam's Affordable Housing Strategy is underpinned by a vision statement, set of guiding principles, and goals. A "housing and services continuum" is used as an organizing concept to describe different kinds of housing need and corresponding areas for municipal involvement.

Copies of the Affordable Housing Strategy can be obtained from the City's Planning and Development Department or from the City's website at: <http://www.coquitlam.ca/Business/Developing+Coquitlam/Affordable+Housing+Strategy.htm>.

