

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

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

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.*

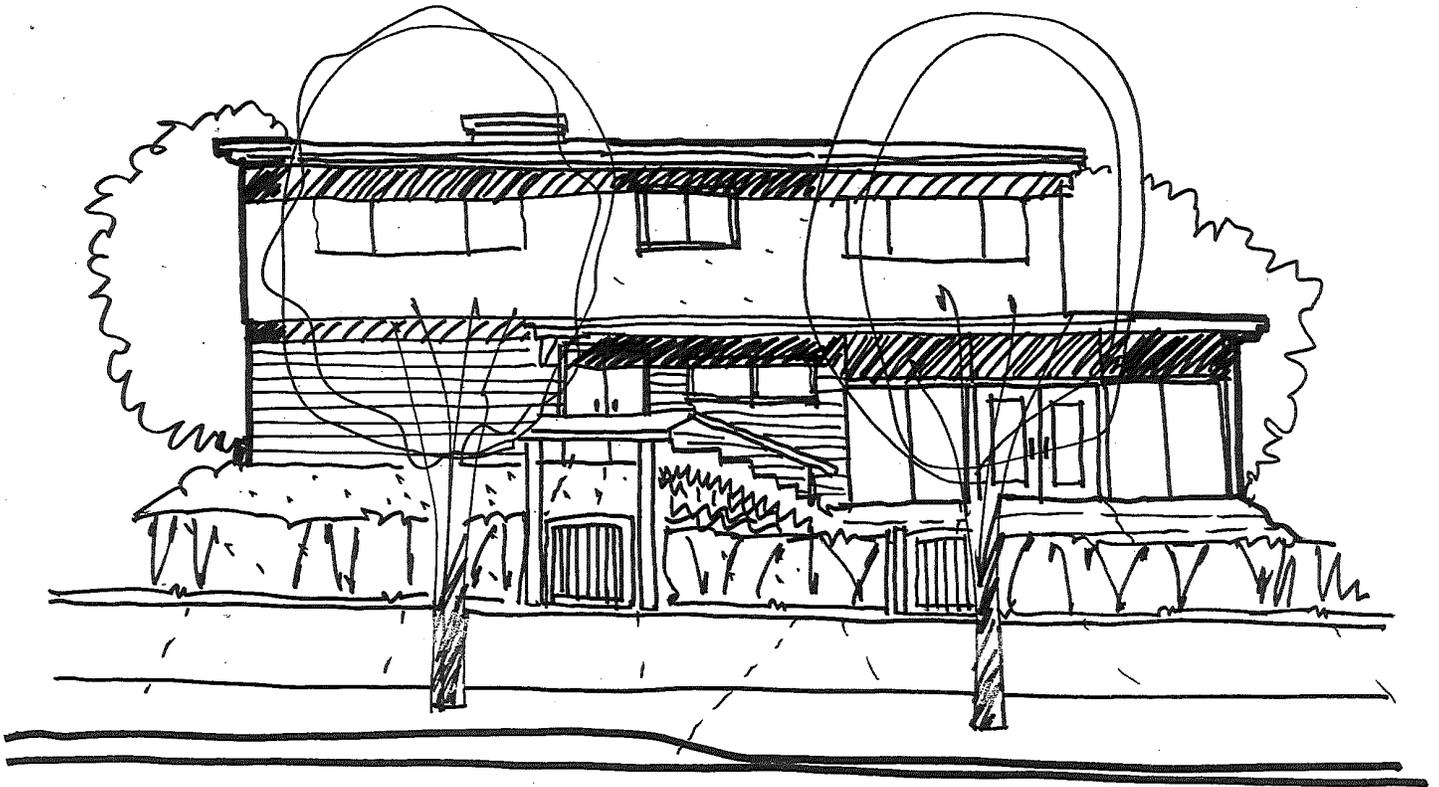
Did you know that Coquitlam is part of the urban region with the highest housing costs in Canada? It is not surprising that housing affordability is an issue. Figures from the Greater Vancouver Real Estate Board (GVREB) show the average price of a single-family home in Coquitlam has increased 55% in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

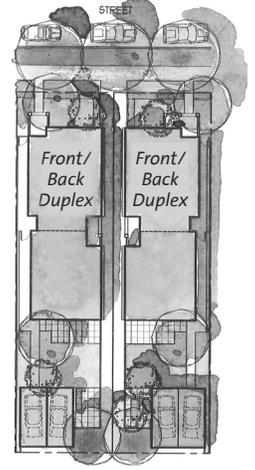
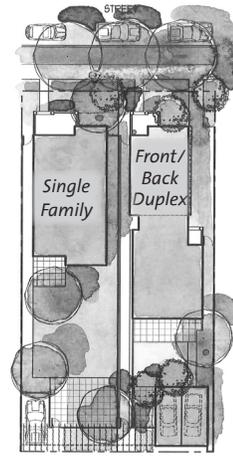
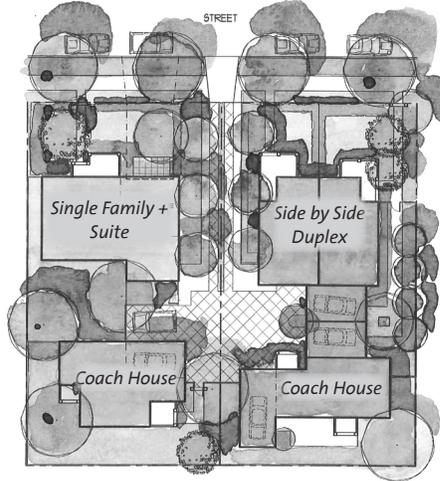
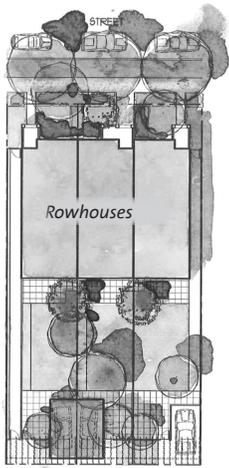
Housing Choices Study – Step 1

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.

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.

