

## What census data tells us

- Coquitlam family size decreases
- House size and cost increases
- Adult children move to other communities
- Coquitlam (& Metro-Vancouver) has a severe housing affordability challenge
- Most houses in the Como Lake neighbourhood were built decades ago

## What you told us

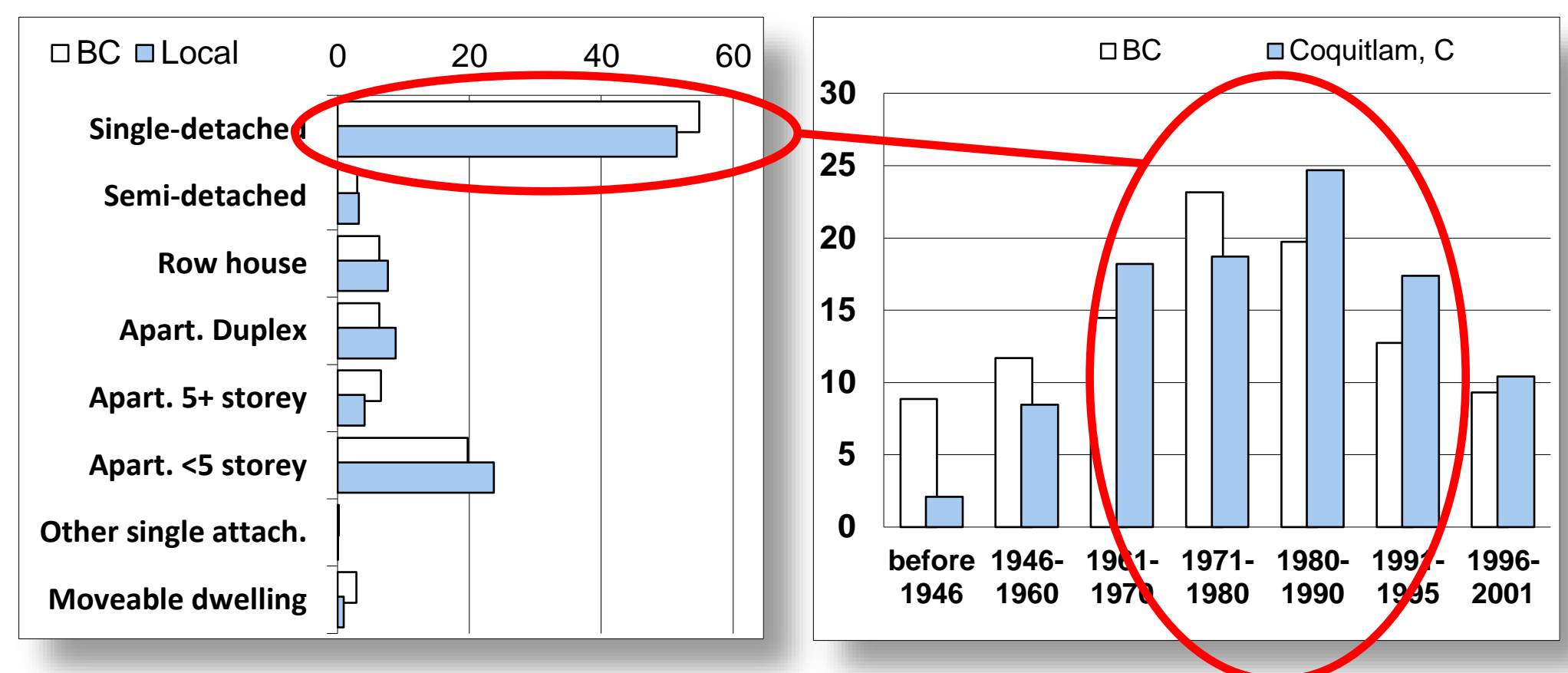
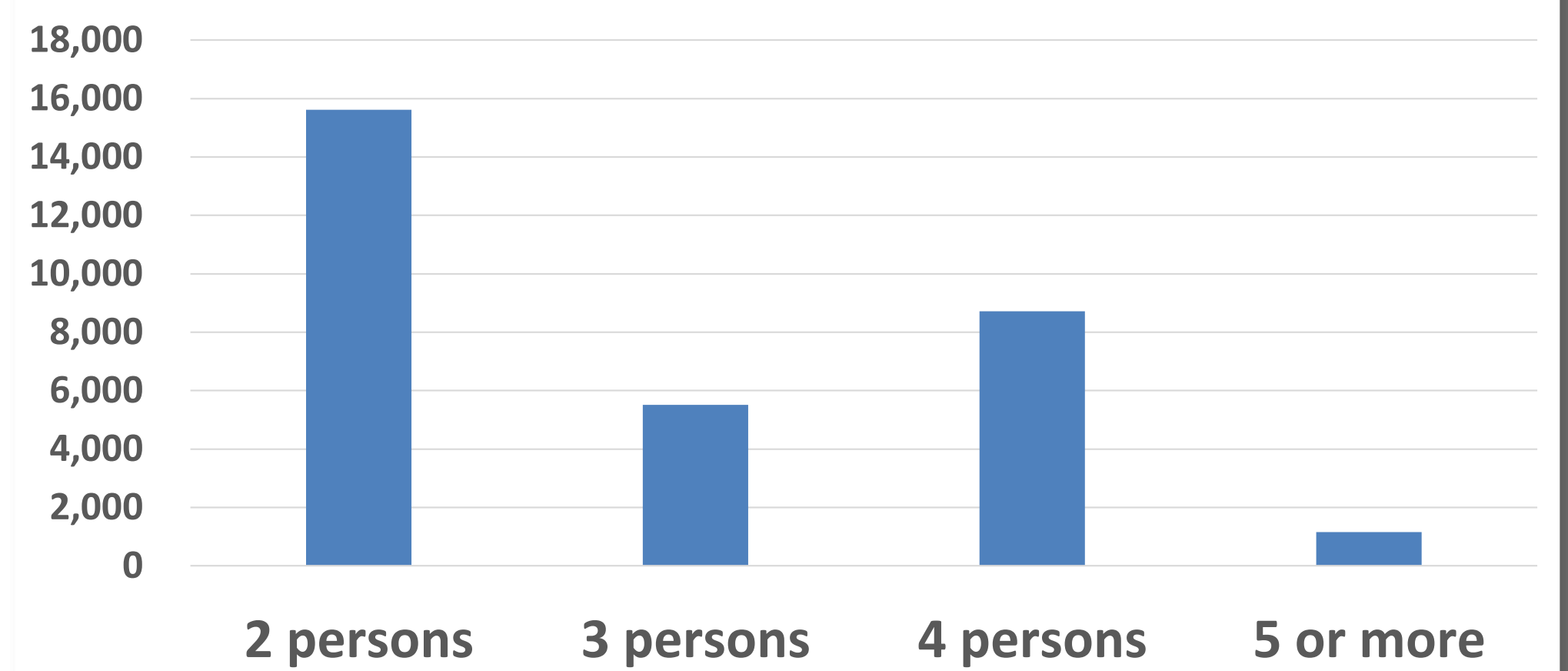
Total of 80 public input sheets submitted

- Top comments:
  - Traffic on MacIntosh & Kelvin
  - Desire for single family form
  - Opposed to mega homes
  - Retain existing trees
  - Secondary suites cause parking problems
- Opposed to new lane through site
- Maintain neighbourhood character
- Opposed to condo apartment buildings
- Maintain large lot sizes
- Townhomes are ok
- Opposed to rental suites
- Retain Kelvin-Como Lake walkway

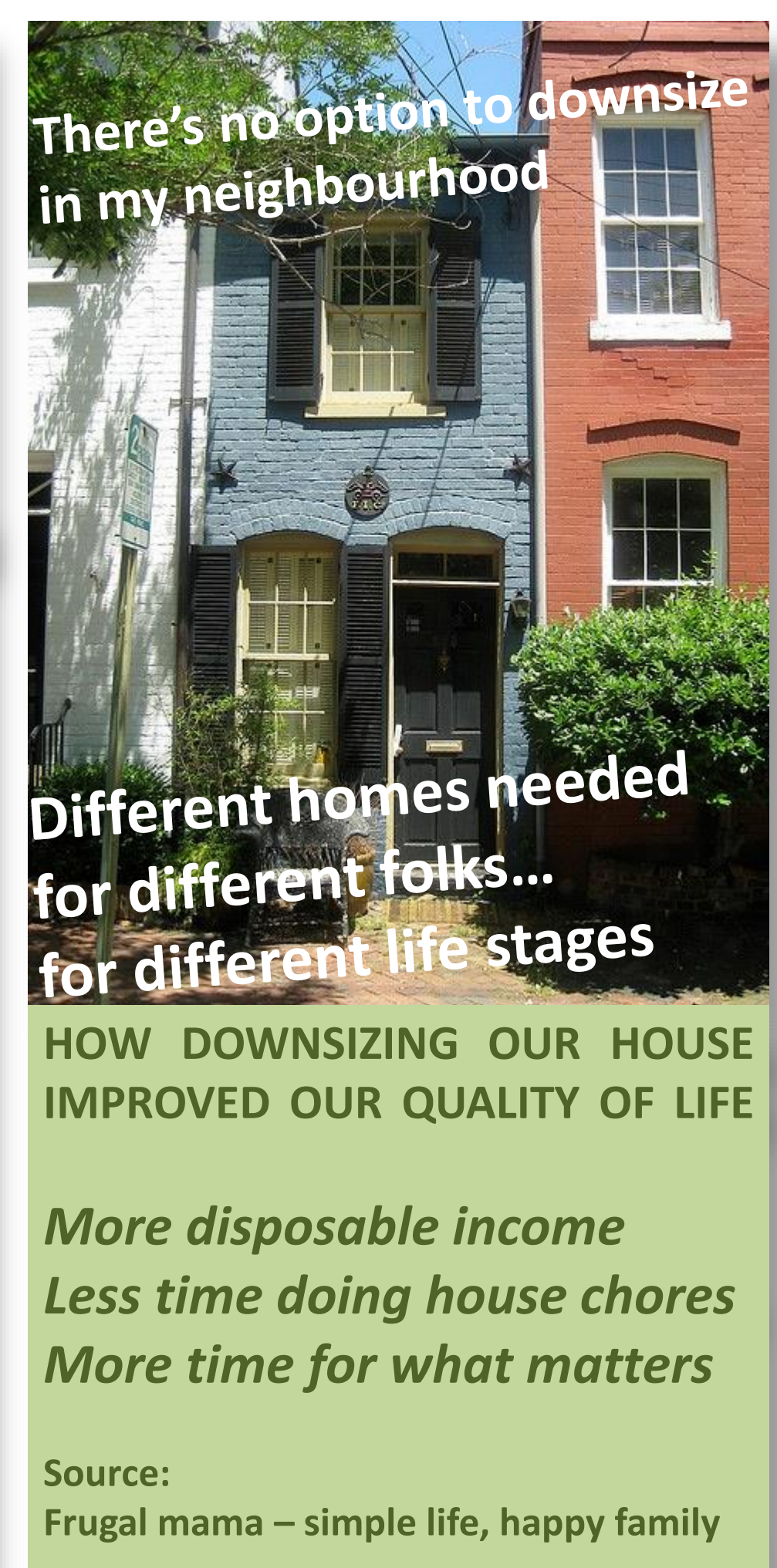
## What the market tells us

- Buyers can't be found for fully serviced single-family home lots nearby
- Haraman's target demographic is *adult children of long-time residents of this neighbourhood*:
  - Young professionals
  - Double-income families
  - Looking for good schools
  - Attracted by Coquitlam's services
  - Want to live close to aging parents

Dwellings per family size - Coquitlam



Percent of families per After-tax household income







# WINTER RESIDENCE



**Heritage Revitalization process:  
a new life for the Winter Residence**

## **Public Consultation**

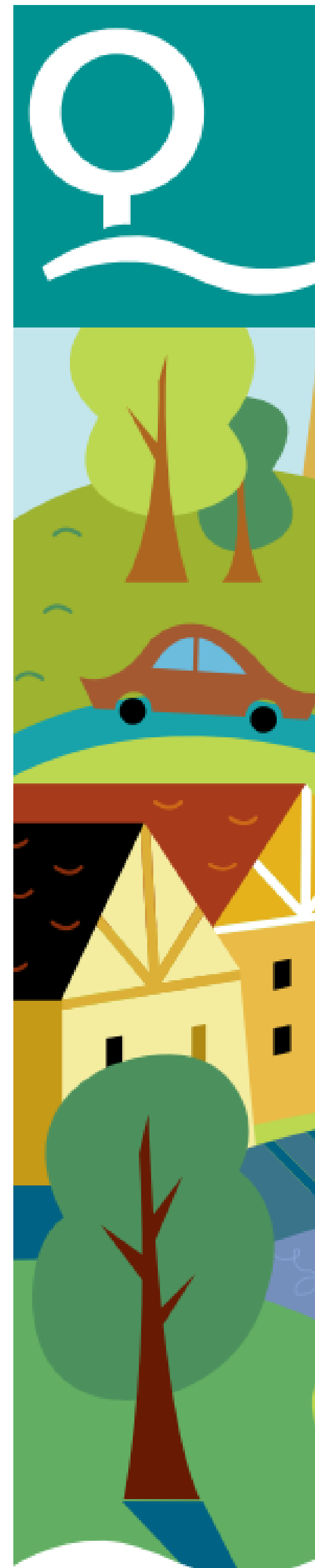
- **Adjacent neighbours**
- **Community groups**
- **Coquitlam Heritage Society**

**Statement of Significance  
Detailed Heritage Conservation Plan**

**Formal Application for  
Heritage Revitalization Agreement**

**Community Consultation**

**City Approval Process for overall project**



## **Heritage Legislative Framework**



**HERITAGE REVITALIZATION  
AGREEMENT (HRA)**  
To recognize and protect a  
heritage building or property:

- It is a formal written agreement negotiated between the owner and the City and outlines their obligations and benefits including the degree of protection to be applied to the building or property;
- An HRA can only be approved by Council, through a bylaw, with the consent of the owner;
- An HRA is intended to be a powerful and flexible tool that can be written to address a unique situation and sets out conditions that apply to a specific property. The terms of the agreement supersede local government zoning regulations and may vary land use, density, setbacks and other regulations.





Existing walnut tree removed from this view for clarity but to be retained





## Triplex (preliminary)

- Split-level units to follow grade
- No secondary suites
- Two-car garage for each unit
- Visitor parking (0.5/unit)

## Duplex (preliminary)

- Back to front units
- Surface parking off lane
- No new driveway off Kelvin





## Whistler-inspired mid-rise housing

- 2 bdrm & 3 bdrm apartments
- 1,200 sf average unit
- Underground parking (2/unit)
- Visitor parking (0.3/unit)

Note: Existing trees removed from this site plan for clarity  
As many of the existing trees as feasible will be retained



The Winter residence must be moved and placed on a new foundation.  
Existing trees in its new location will replicate the house's original context.



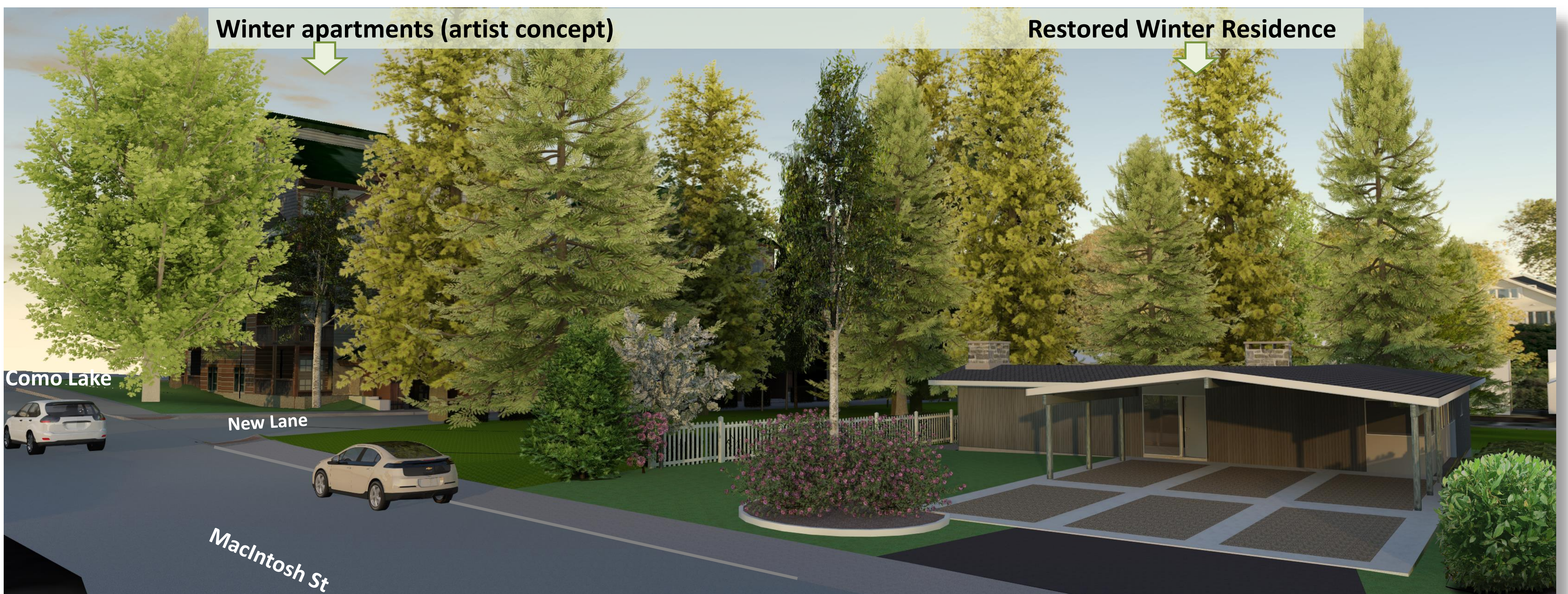
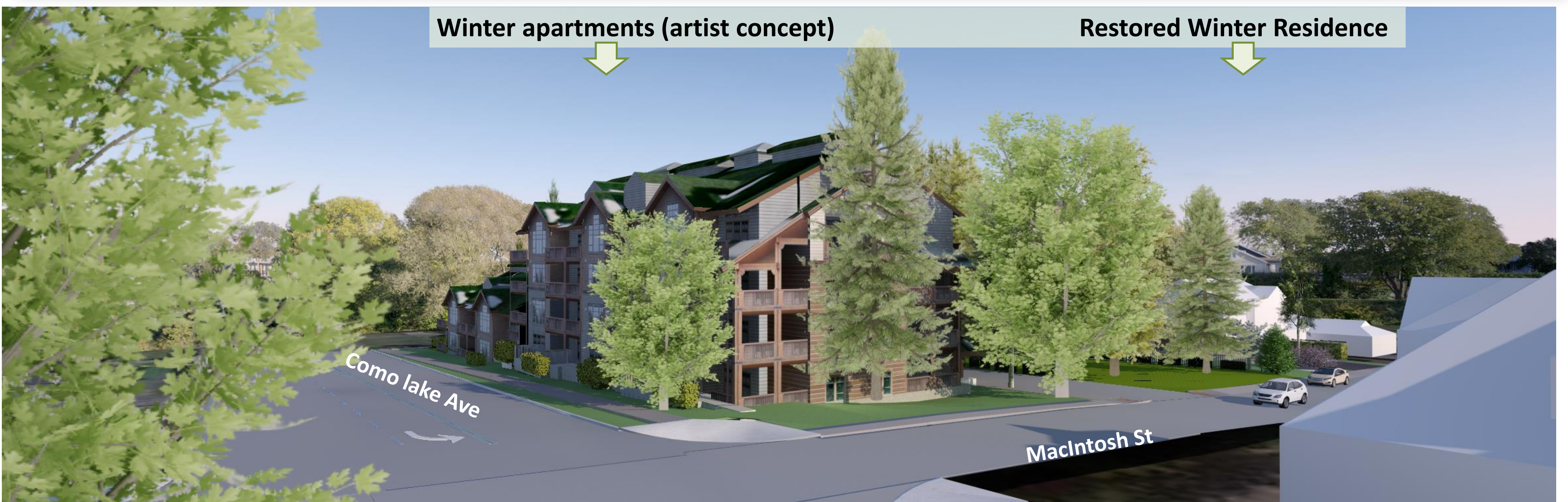
## Options for Winter Residence

- Amenity building for project residents
- Amenity building for neighbourhood
- Managed by heritage community group
- Sold as private residence

Options under consideration by Haraman were not discussed with other groups at this time



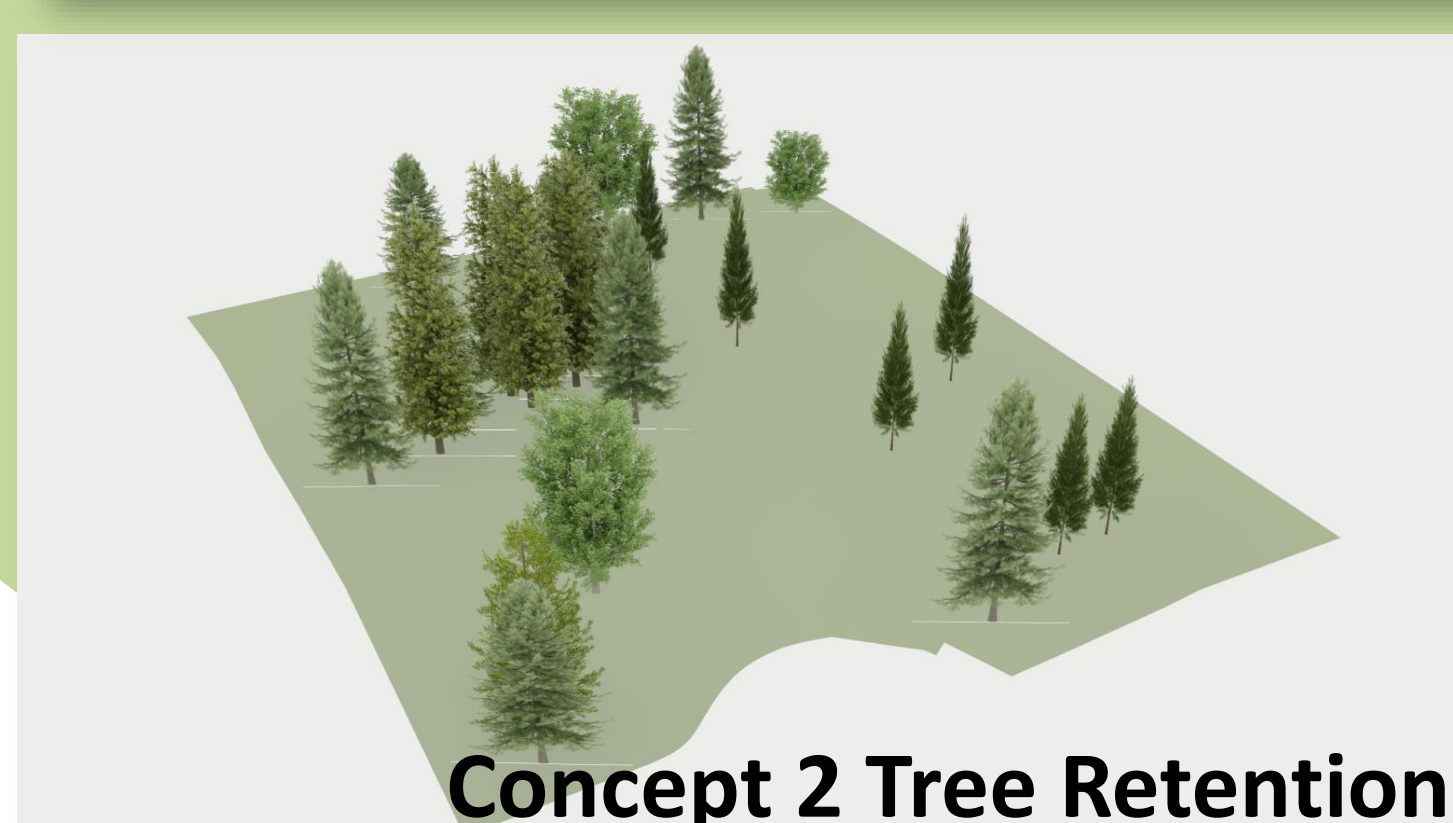
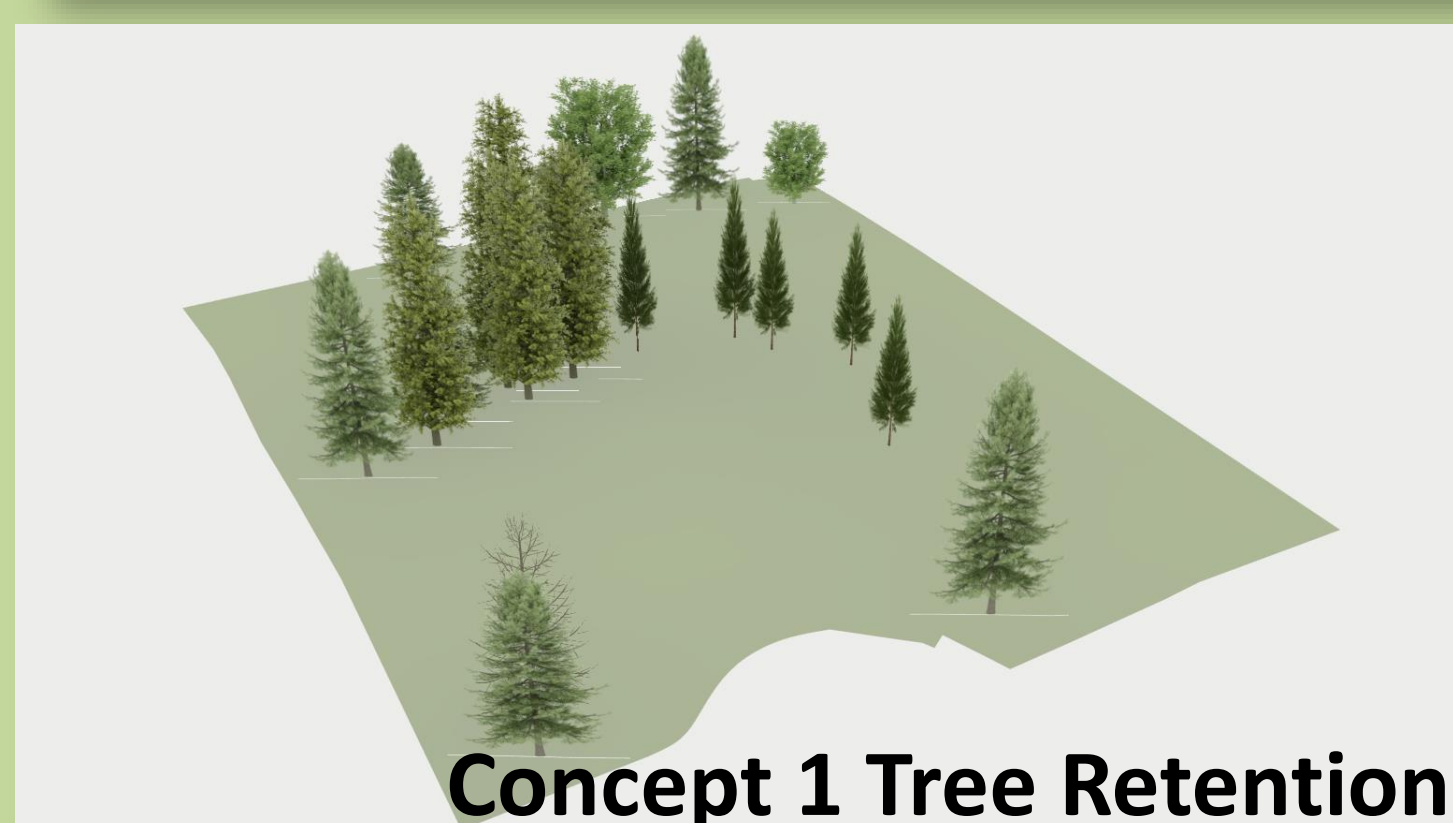
# CONCEPT 2





## Heritage Value

- Heritage Assessment Score = 84%
- 1960 Van Leeuwen / Winter Residence is a heritage building of primary significance in Coquitlam
- Connects Coquitlam's historic, social and cultural development from 1914 to present. It relates to the city's evolution from a rural settlement, in the first half of 20th Century, into an urban city with modern suburbs by the mid-1950s.
- Associated with Coquitlam's Scandinavian community who were important contributors to the City's lumber and construction industries, as well as social and spiritual activities since early 1900s.
- This 2,100 square foot house was designed by well-known New Westminister-based architectural firm **Carlberg Jackson Partners** (est. 1954) and award-winning architect **Richard Weldon Haley**, a Coquitlam resident.
- The structure has been well preserved over the decades, with few alterations.

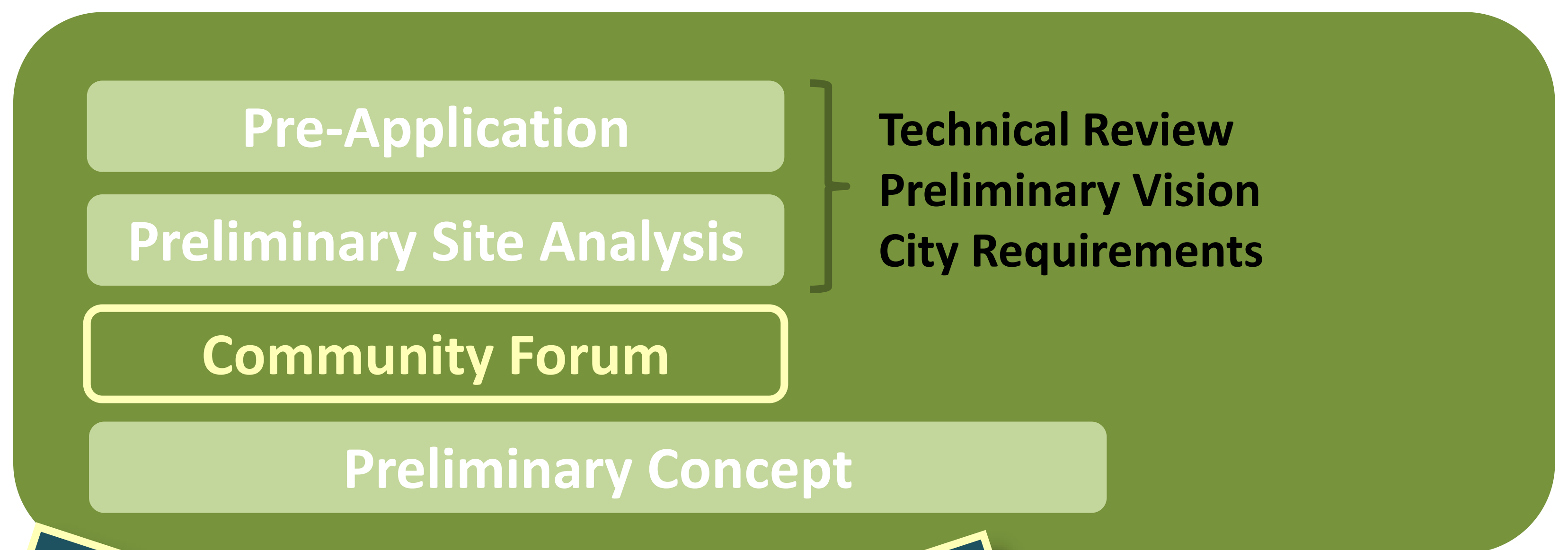


## Vegetation – Tree cover

Care will be exercised to preserve as many of the inventoried trees as possible:

- Building foot print will avoid many significant trees
- Structures will be designed to maintain existing drainage patterns, to help survivability of vegetation
- Pervious pavers and materials will be used to facilitate infiltration of on-site water, maintain current drainage patterns and prevent increased storm water runoff from the site.





Rezoning may be required

Rezoning not required

Preliminary Options

Building Permit Decision

**Public Consultation**

- Adjacent neighbours
- Community groups
- Neighbourhood

**WE ARE HERE**

Preliminary Design in  
Collaboration with City

Development Application

**Community Consultation**

Refine Application  
with City staff

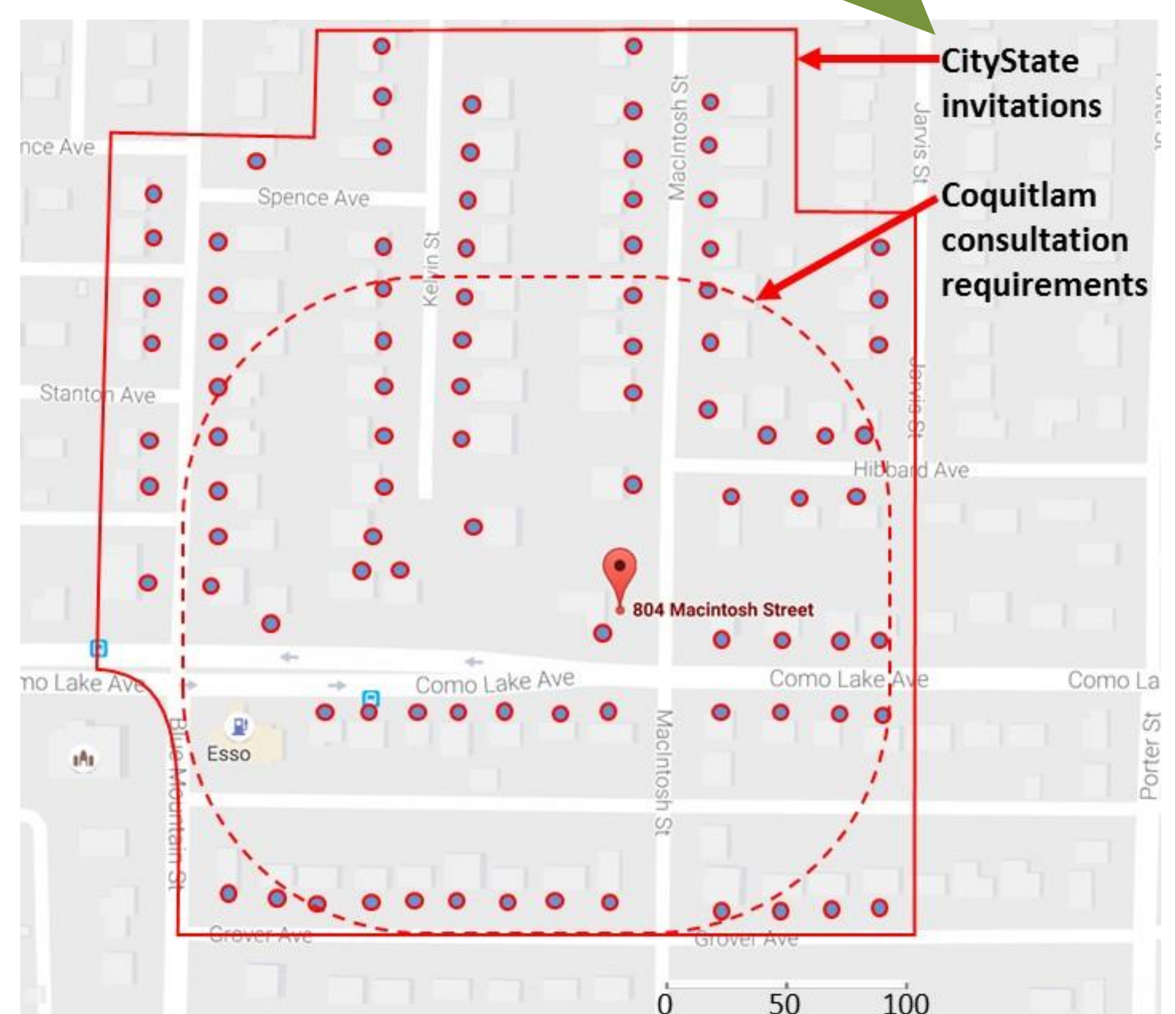
City Review &  
Approval Process

Report to Council

**Public Hearing**

Development Permit  
Decision

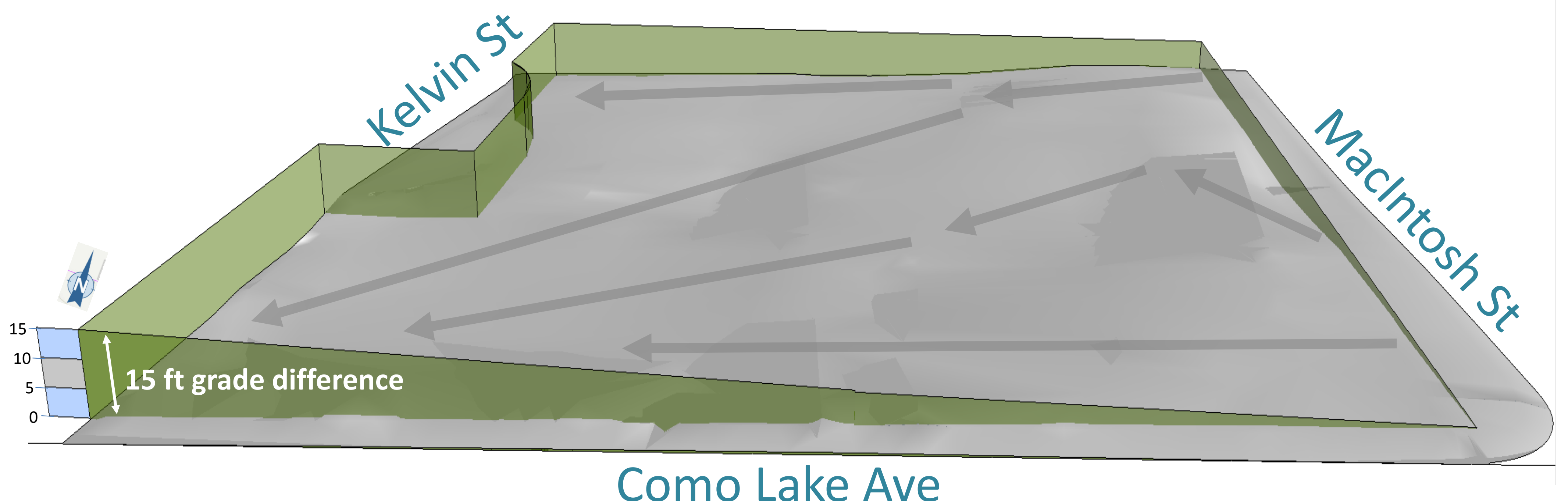
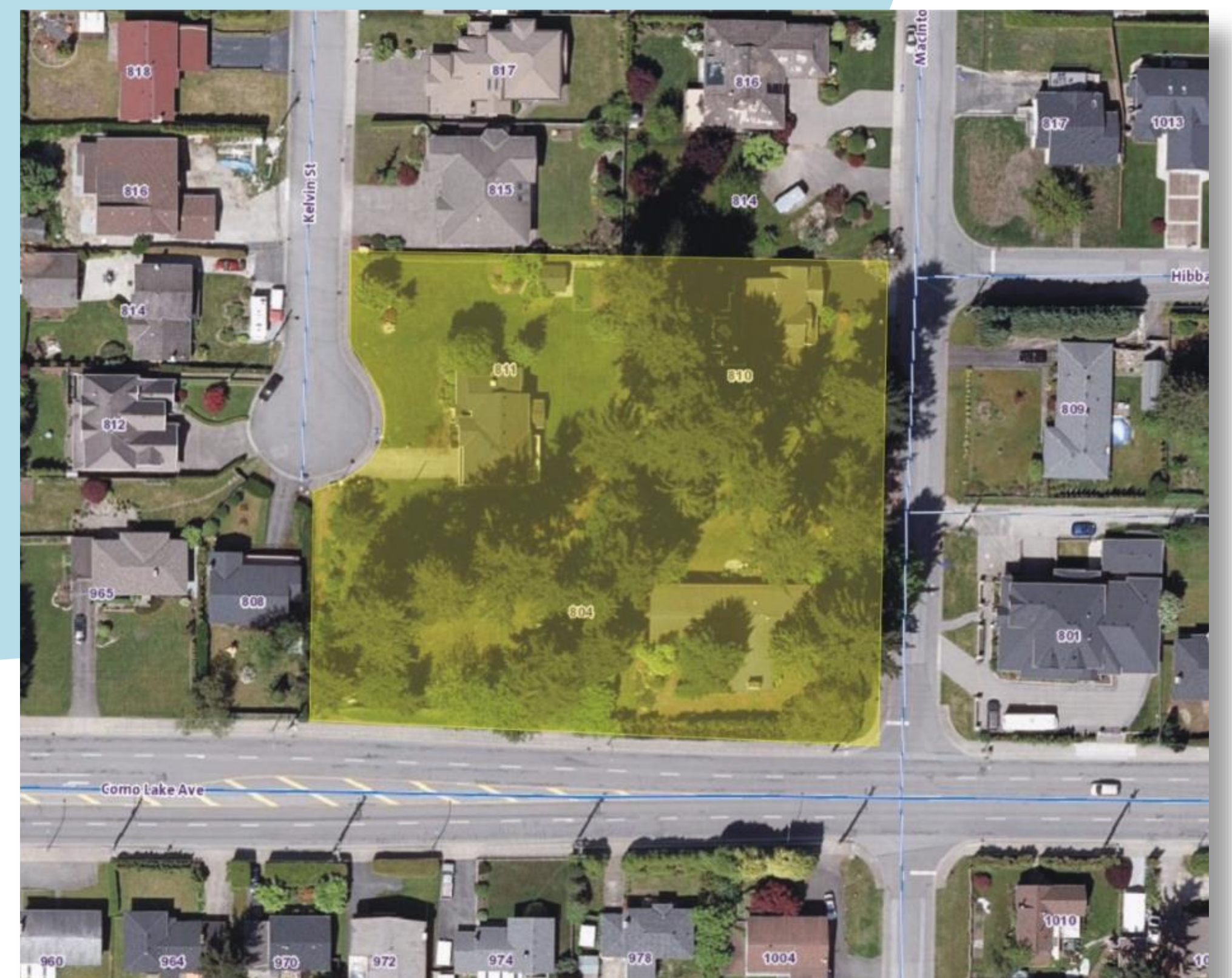
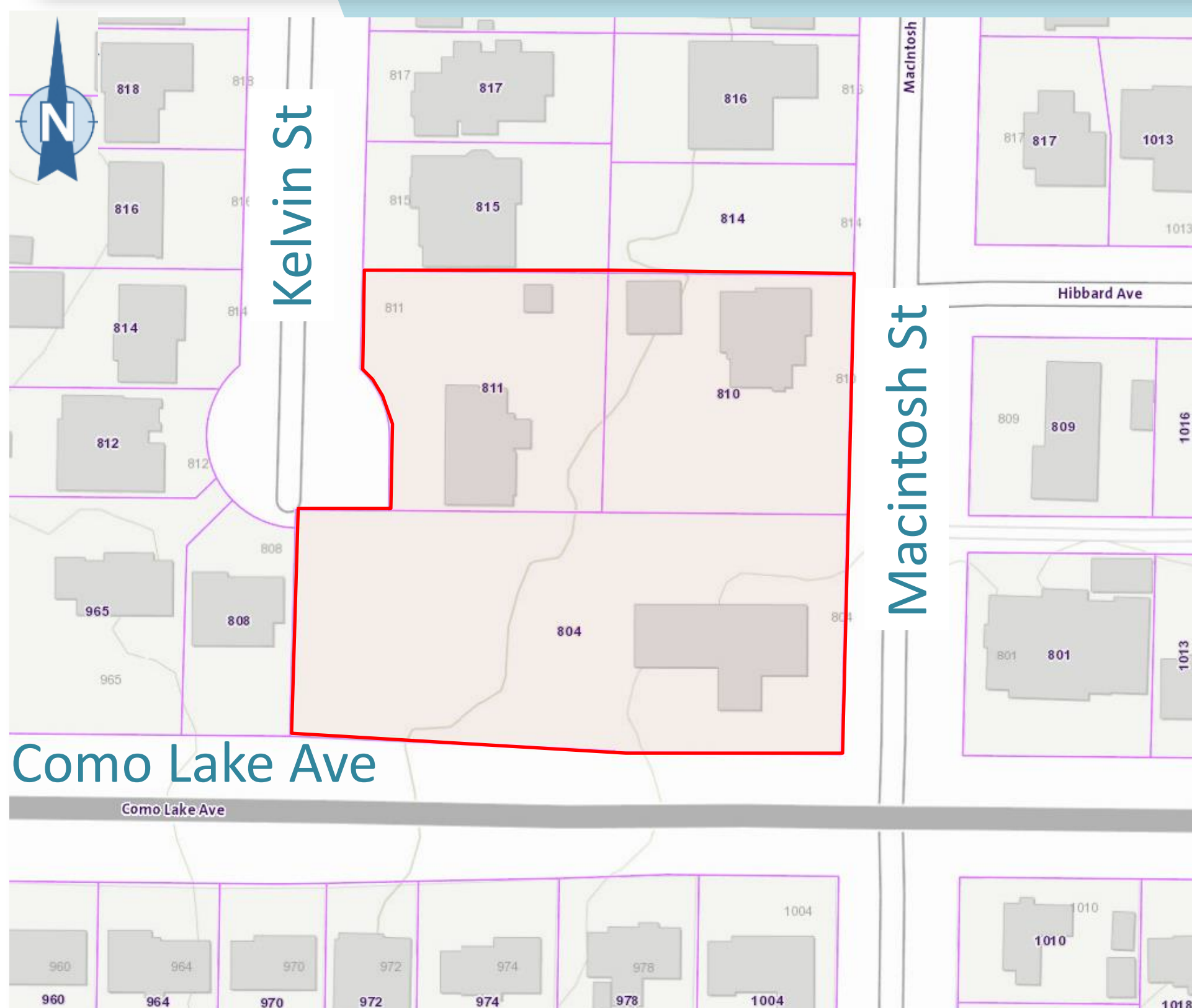
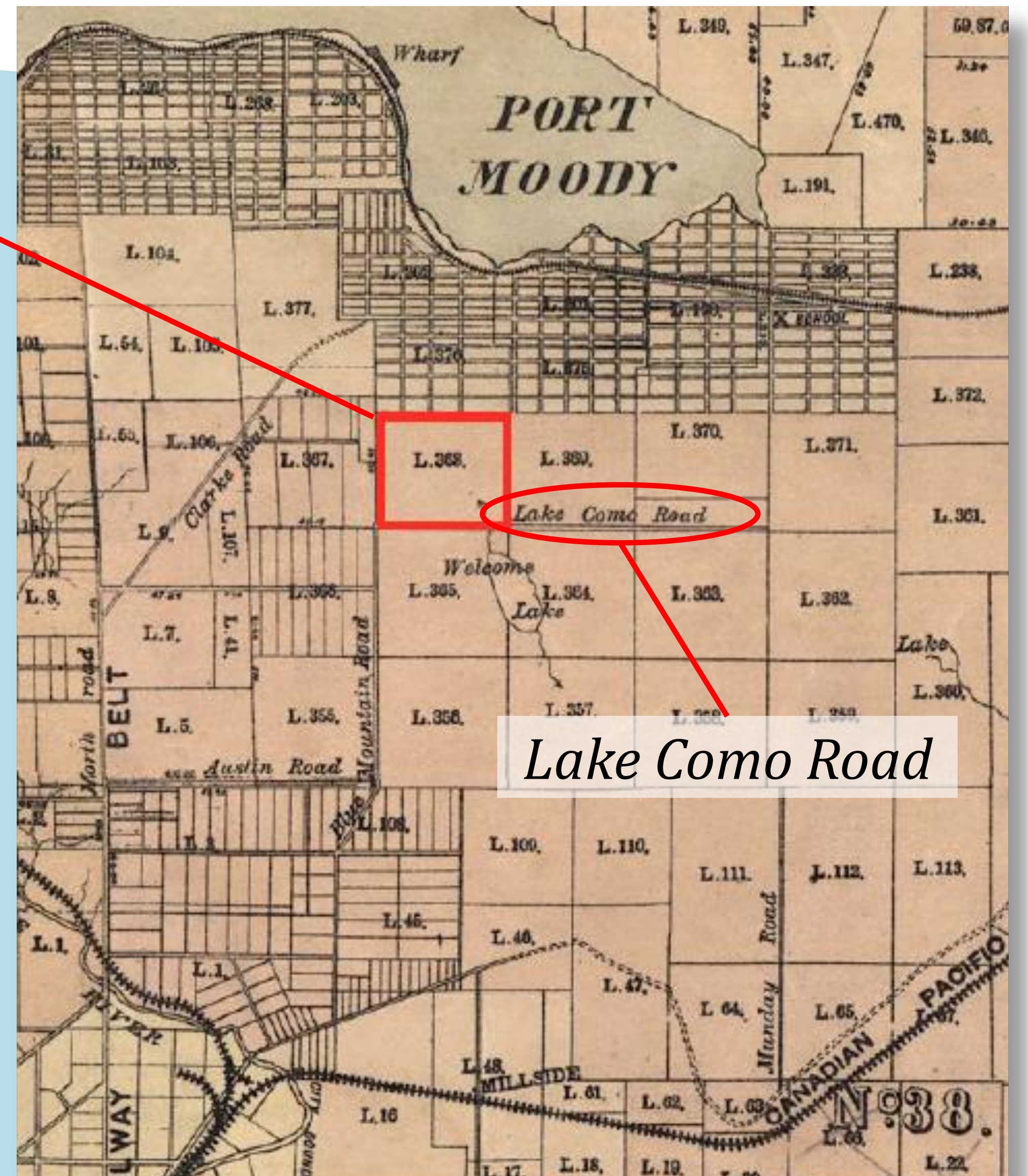
*We're listening!*  
Please fill out our  
questionnaire as we  
value all input.





Originally, the entire neighbourhood was one large parcel.

This unique site (below) comprises three of the largest parcels remaining in the neighbourhood.







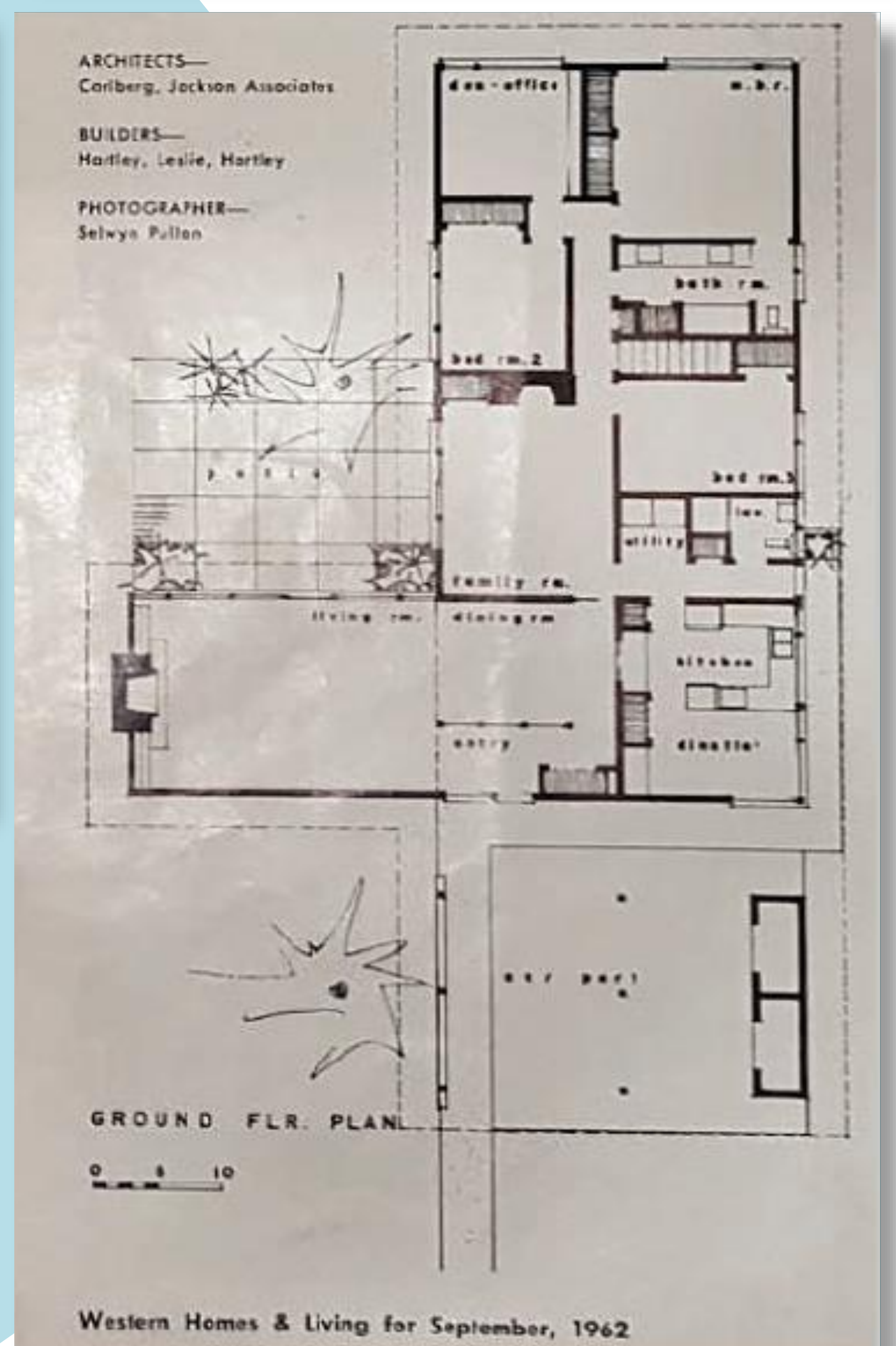
Van Leeuwen House in 1962. photo: Western Homes & Living Magazine - September 1962 page 50

Finland-born Robert William Winter (1881-1949), came to Canada in the early 1900s with a young family. Around the time of World War I, he settled in Port Moody with two daughters (Alice and Frances), where he worked as a carpenter at Imperial Oil Co. In 1924, he moved to Coquitlam to build a house and farm on several acres of land at the corner of MacIntosh and Como Lake. Winter met Finnish widow Maria Estella Kauppi in 1925, who had just come to Canada to start a new life. They were married in Burquitlam on September 29, 1925 and built their first family home at 816 MacIntosh, where they lived with four children from their first marriages. They had two children together - Elsie May Violet in 1926 and Edward Robert in 1930.

By 1960, the Winter's had a growing family and decided to build a 'modern' home on the southern edge of the family property (Como Lake Road). They hired Richard Weldon Haley, architect with Carlberg Jackson of New Westminster, to design a West Coast Modern residence. The Carlberg Jackson firm also designed many award-winning residences, such as the 1958 Wilder Residence in New Westminster. Haley would later design an award-winning home for himself on Blue Mountain Street in Coquitlam.

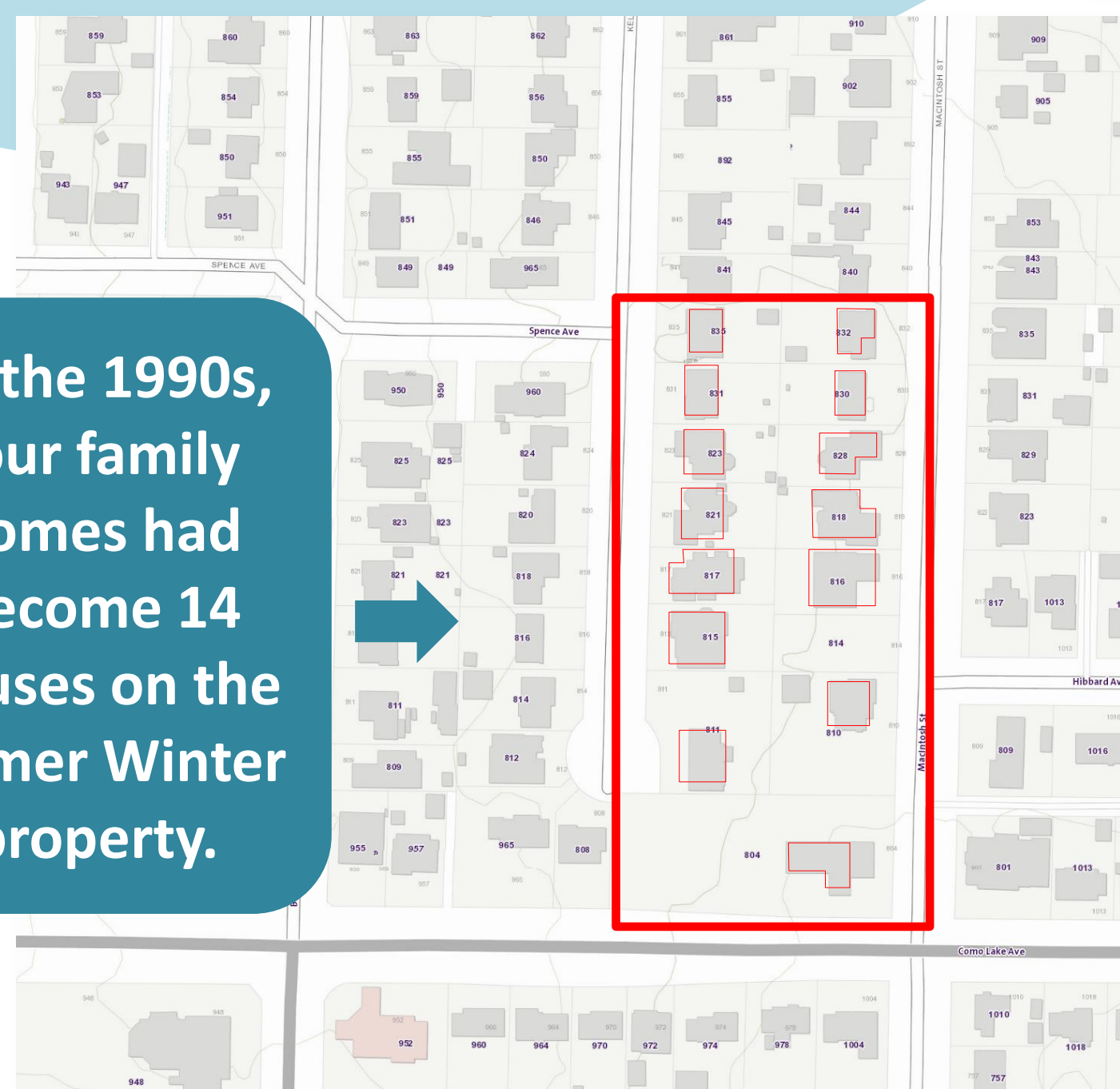
The Winter's house was featured in Western Homes & Living Magazine in September 1962 (photo above). The article said: "...West Coast home...contemporary post and beam using native materials...blends well with its forested setting.... Functional design at its gracious best."

A 1963 air photo (below) shows the Winter property with 4 houses on 5 acres.



1963: Four Homes

Source: Coquitlam Archives BC 5061 125



1990s: 14 Homes



2016: Current property lines

By the 1990s, four family homes had become 14 houses on the former Winter property.





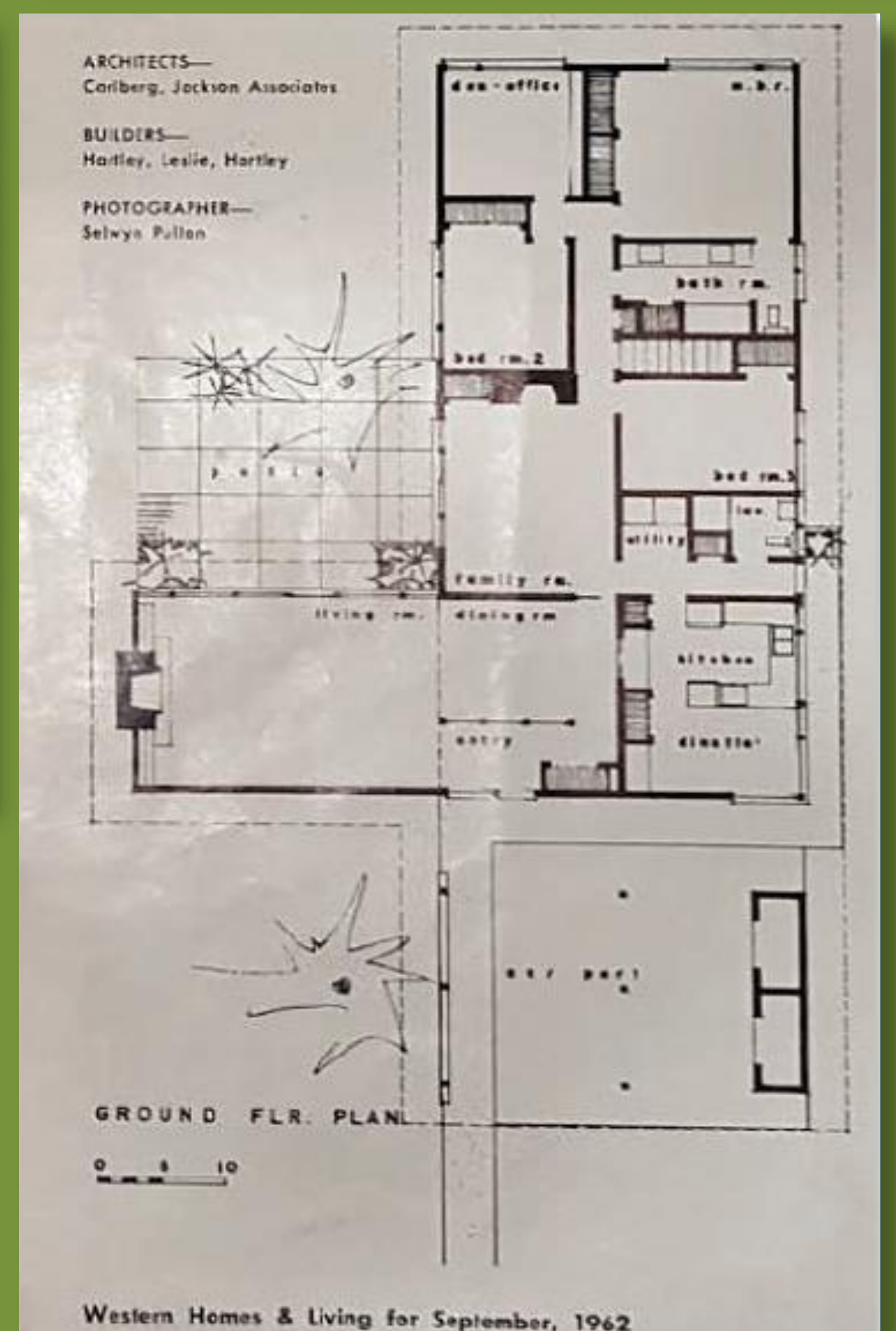
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## Weighing Options

### House Size

### Affordability

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### Monster homes a big concern

Issue draws a near-capacity crowd to a meeting at port moody city hall

JEREMY DEUTSCH / TRI-CITIES NOW  
July 18, 2014 12:00 AM

Like 0



This home, under construction on Hope Street in Moody Centre has been dubbed the "Horror on Hope" by neighbours. Photograph By NOW file

It was a monster crowd at Port Moody City Hall to discuss a growing concern about the proliferation of monster homes in the community.

A near-capacity crowd packed the Inlet theatre Tuesday night, while several dozen residents, most living in the loco Road area, stepped up to tell council their story of a monster home coming into their neighbourhood and possible solutions to the issue.

Dale Uher said he moved to the city 10 years ago to enjoy the natural setting of the community, but noted a couple of homes on April Road in front of him sold to a developer with a reputation for building super-sized homes.

"These types of houses are sticking out like a sore thumb and they're not esthetically pleasing," he said, noting the

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### How much \$\$ will you need to buy a home in the Tri-Cities?

You'll need at least six figures for a detached home in Port Coquitlam, Coquitlam and Port Moody

GARY MCKENNA / TRI CITY NEWS  
July 17, 2015 04:00 AM

Like 75



Numbers analyzed by The Tri-City News show that someone looking to buy a single-family home in Coquitlam, Port Coquitlam or Port Moody now have to earn a household income of at least six figures. Photograph By TRI-CITY NEWS FILE PHOTO

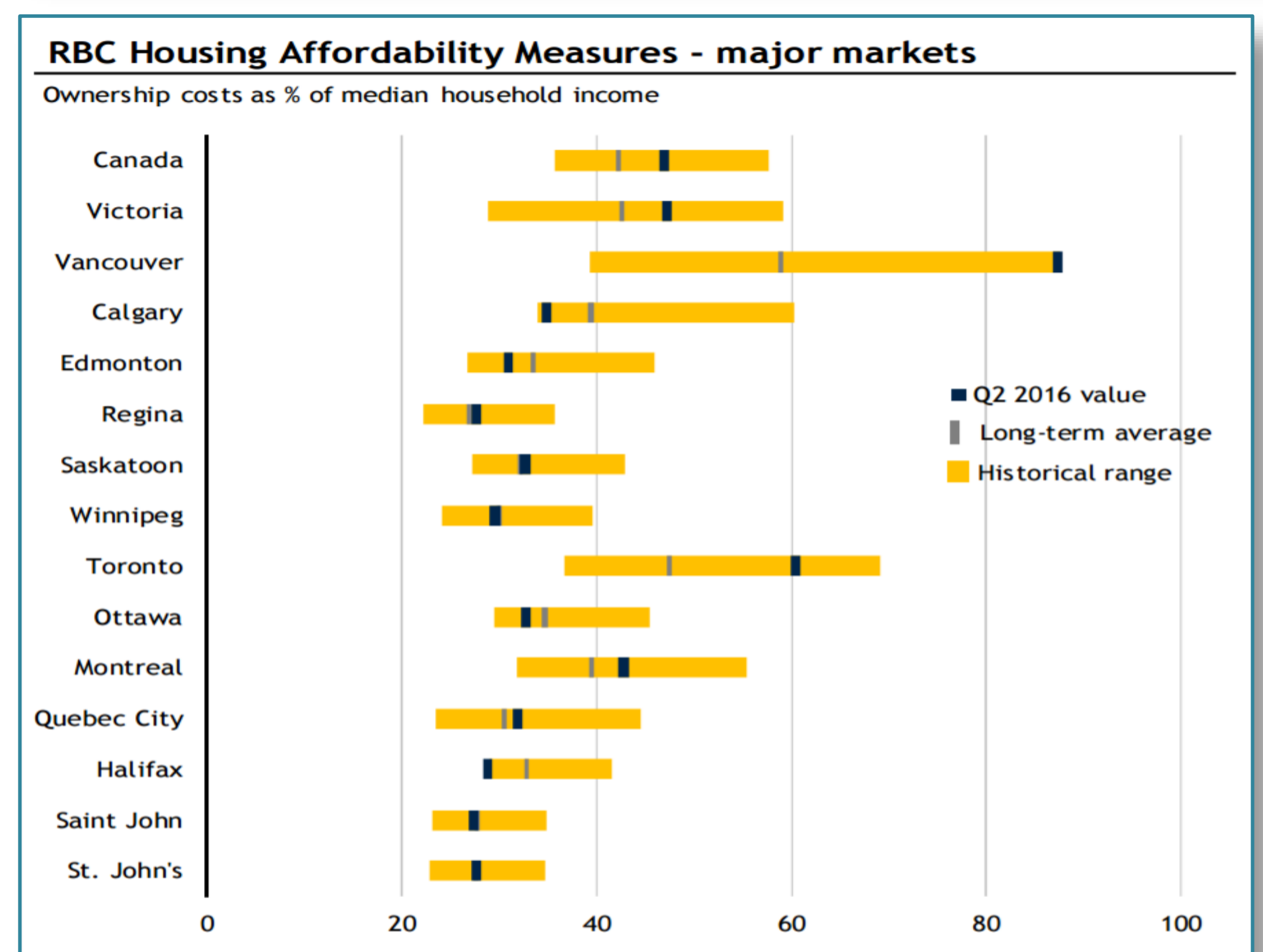
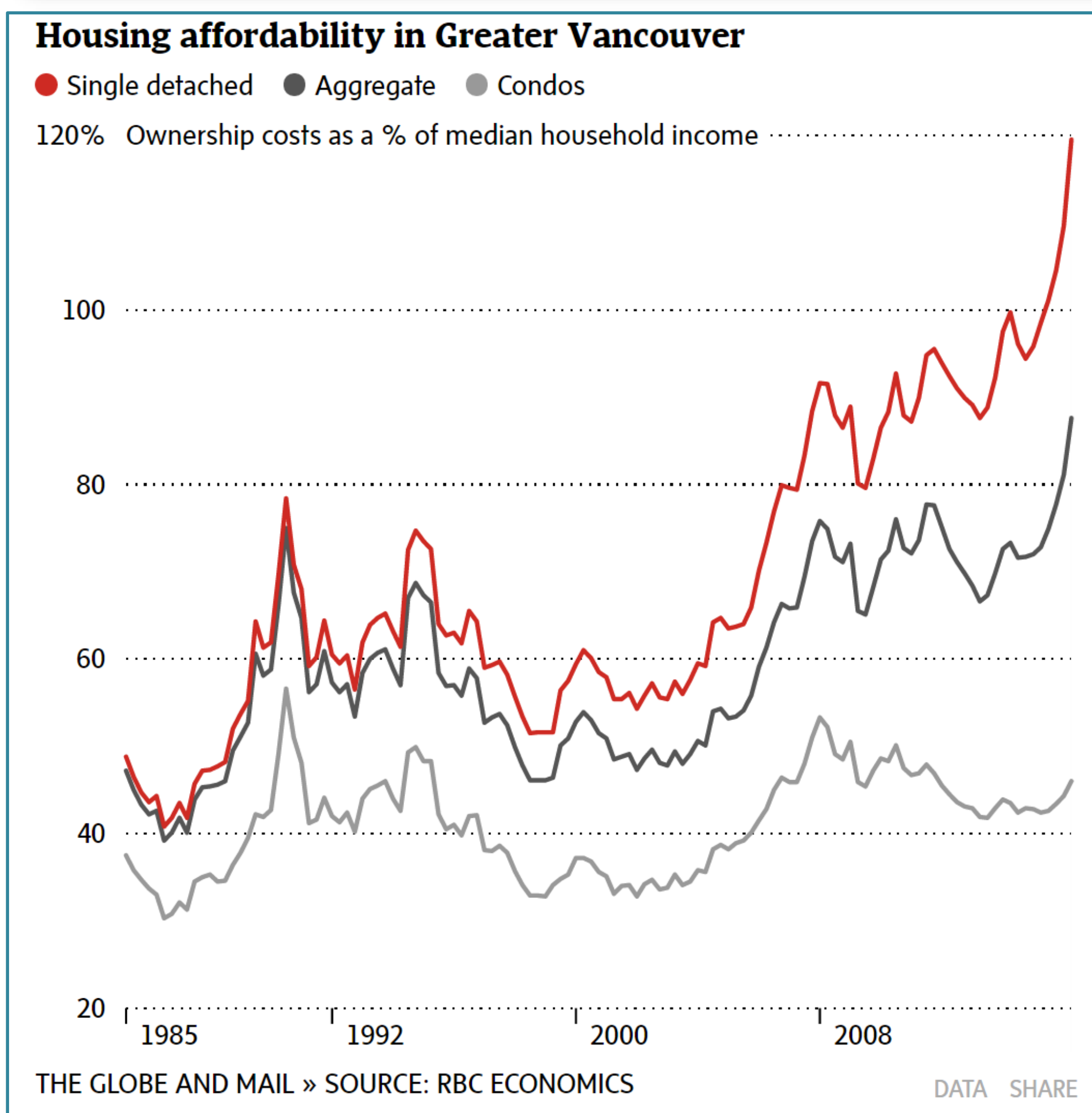
You and your partner are planning to buy a home in the Tri-Cities.

But your housing wants will determine your income needs — meaning if one number is bigger, the other has to be, too.

And the difference between buying a compact condo or a spacious detached house could be as much as \$12,000 per month in household income, according to the Real Estate Board of Greater Vancouver's monthly home price index.

In fact, numbers analyzed by The Tri-City News show that someone looking to buy a single-family home in Coquitlam, Port Coquitlam or Port Moody now have to earn a household income of at least six figures.

The Canada Mortgage and Housing Corporation states in its affordability guidelines that monthly housing costs, including heating and property tax, should not exceed 32% of gross monthly income.



### Housing Affordability Strategy (2015)

#### Foster Housing Affordability Through Innovation

Expand the use of ground-oriented, attached residential units, as well as higher-density multi-family residential units, through neighbourhood plan updates and master planning initiatives. Source: City of Coquitlam



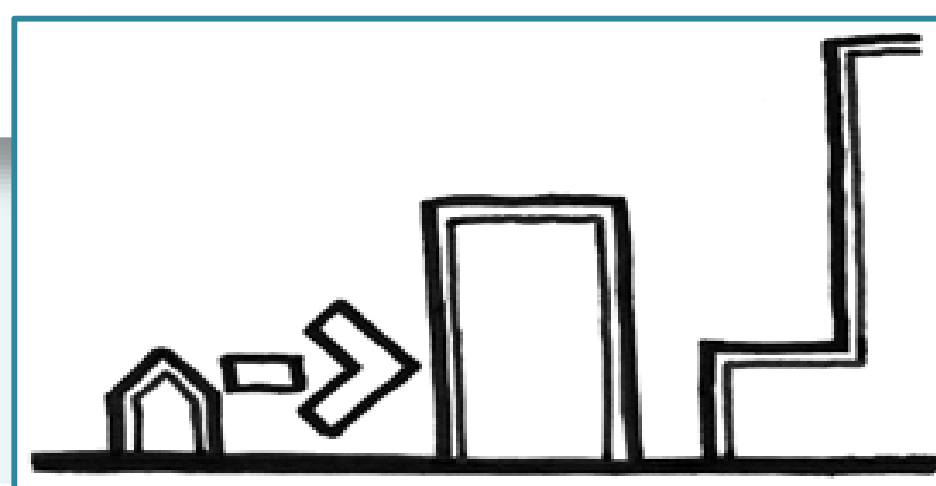


## City-wide Design Principles

(Coquitlam Official Community Plan 2013)

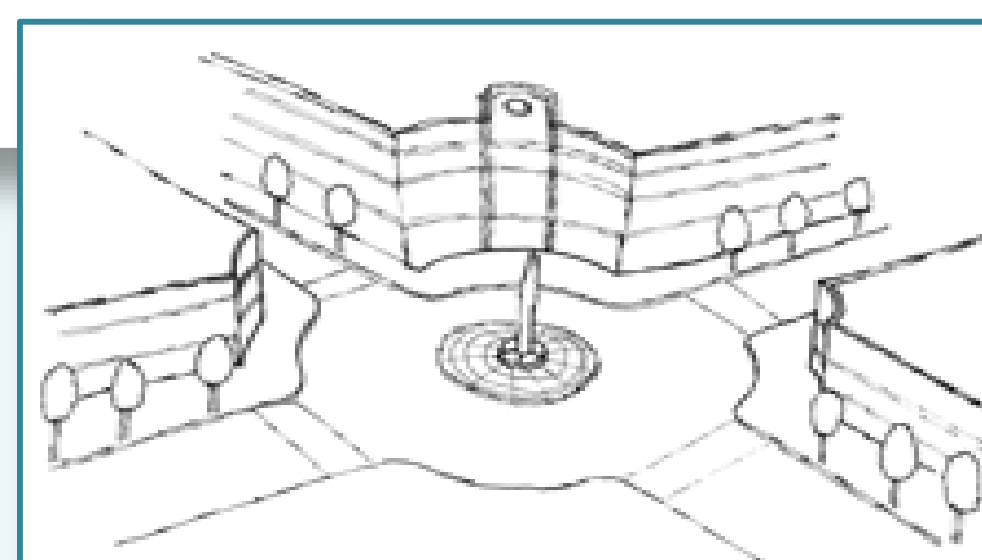
### Good Neighbour

All development should be designed in a manner that is neighbourly and is in harmony with the scale and character of its surroundings....



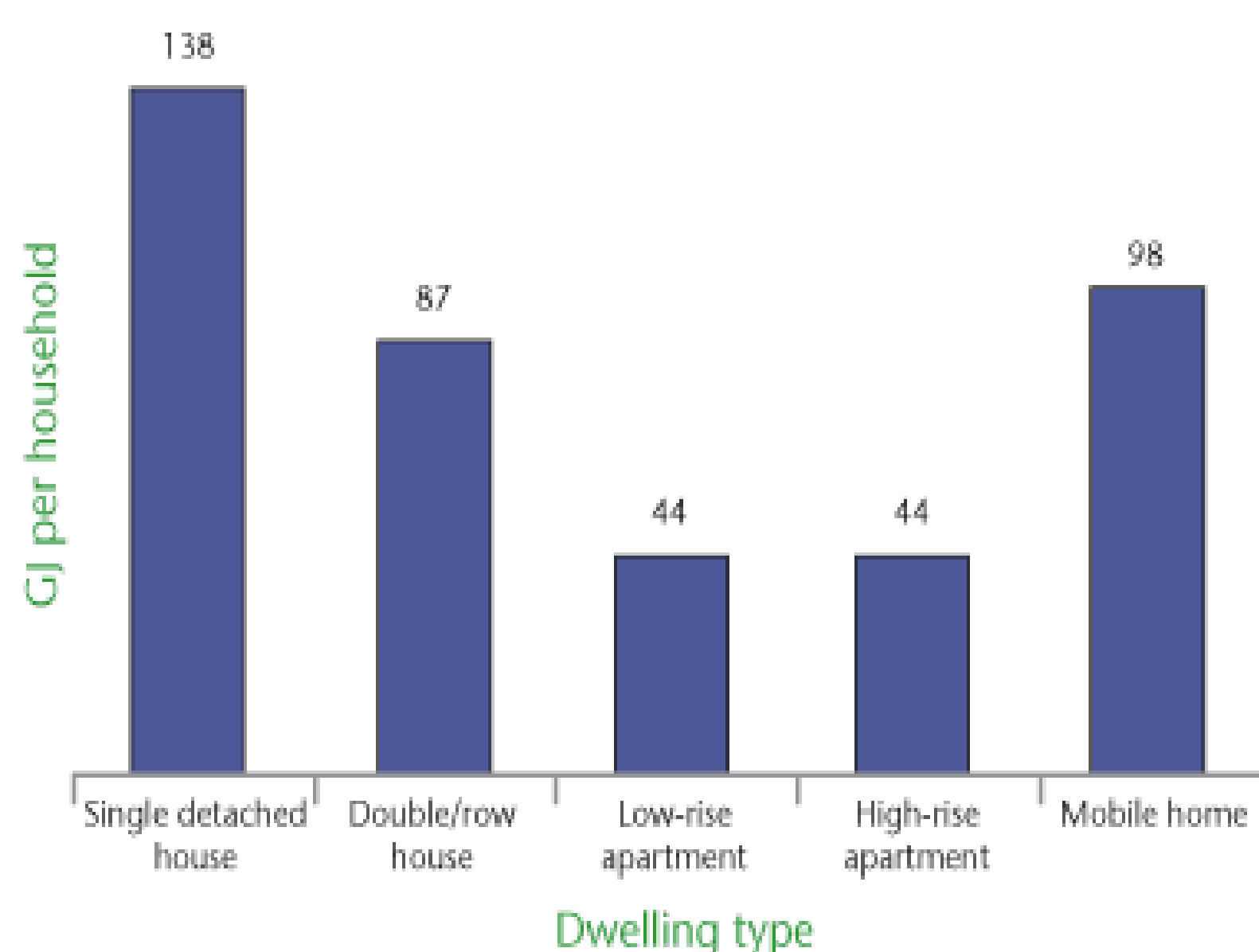
### Place Making

Each neighbourhood will have a unique sense of place and identity based on its physical setting, landmarks, and cultural history.



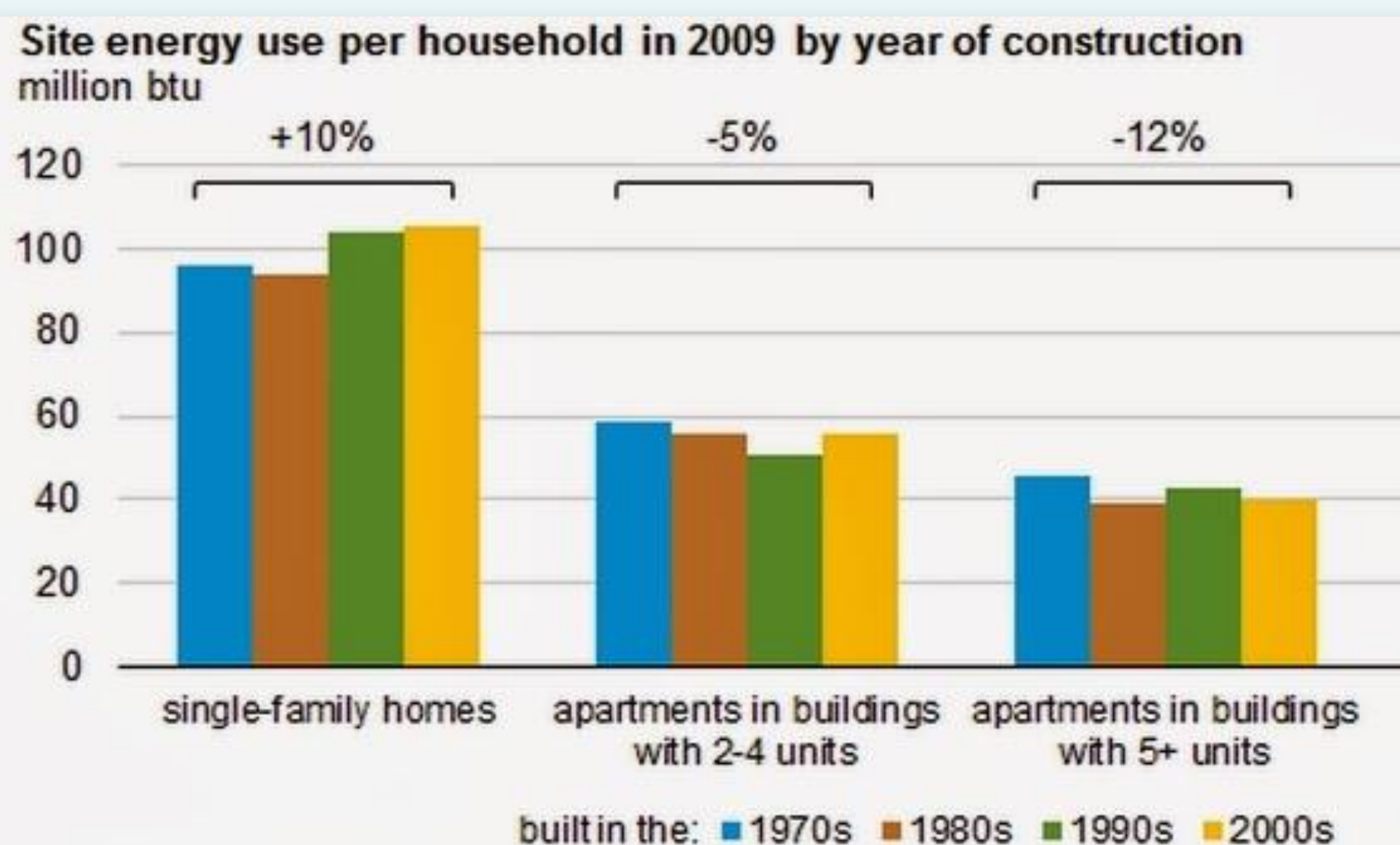
### Sustainable Development

New developments should create opportunities to ensure long-term prosperity while helping to satisfy the needs of the present and future generations.



Energy consumption by dwelling type

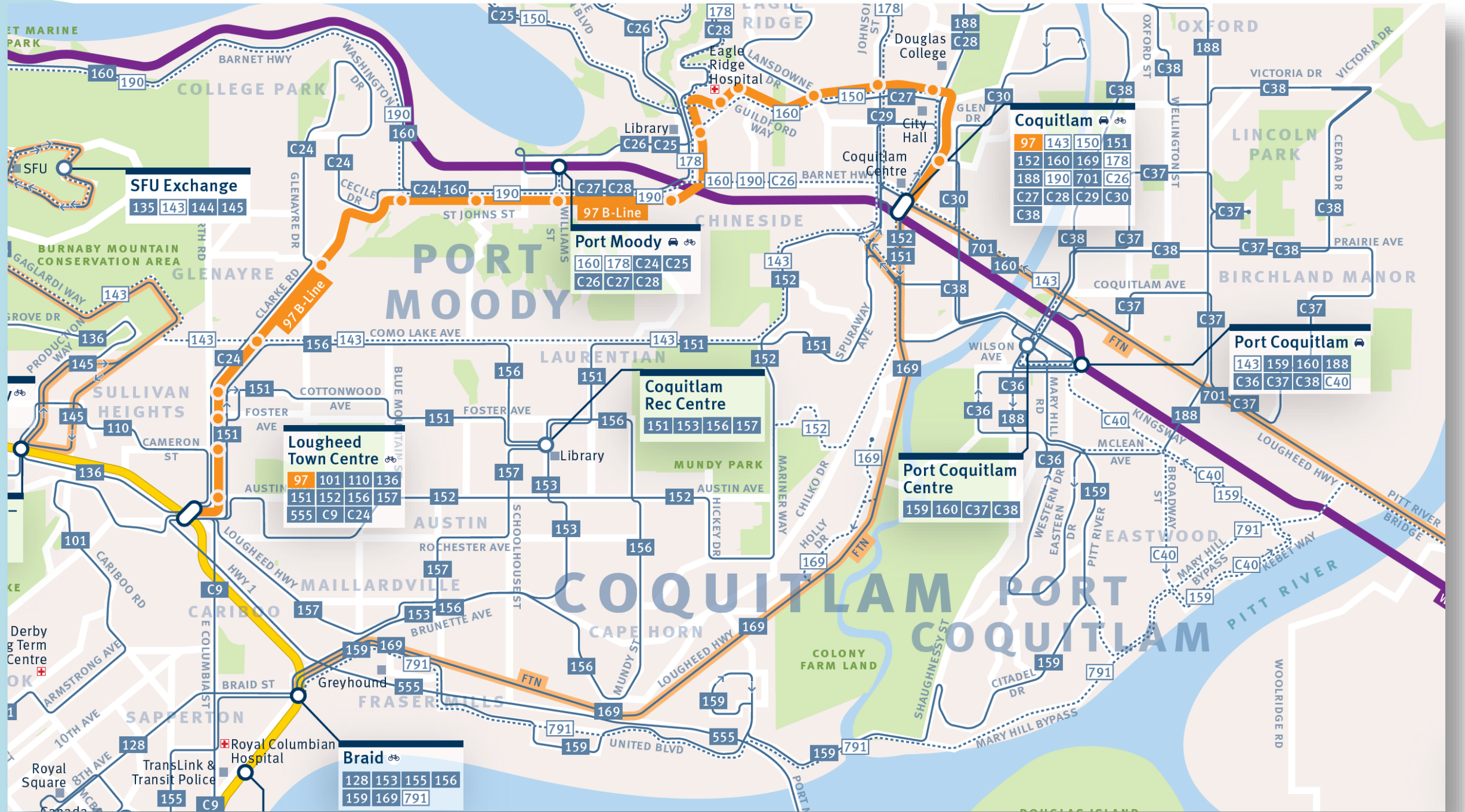
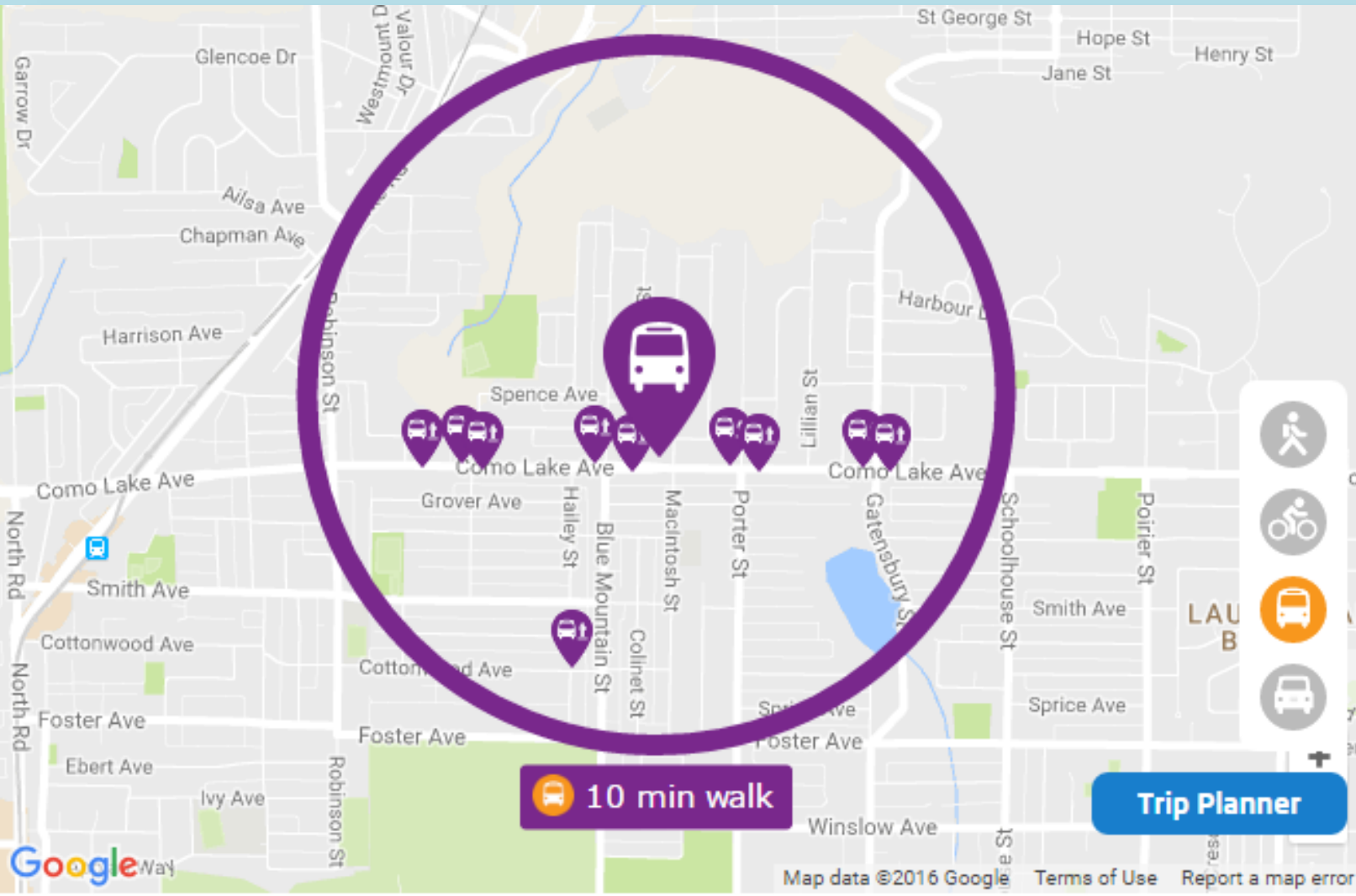
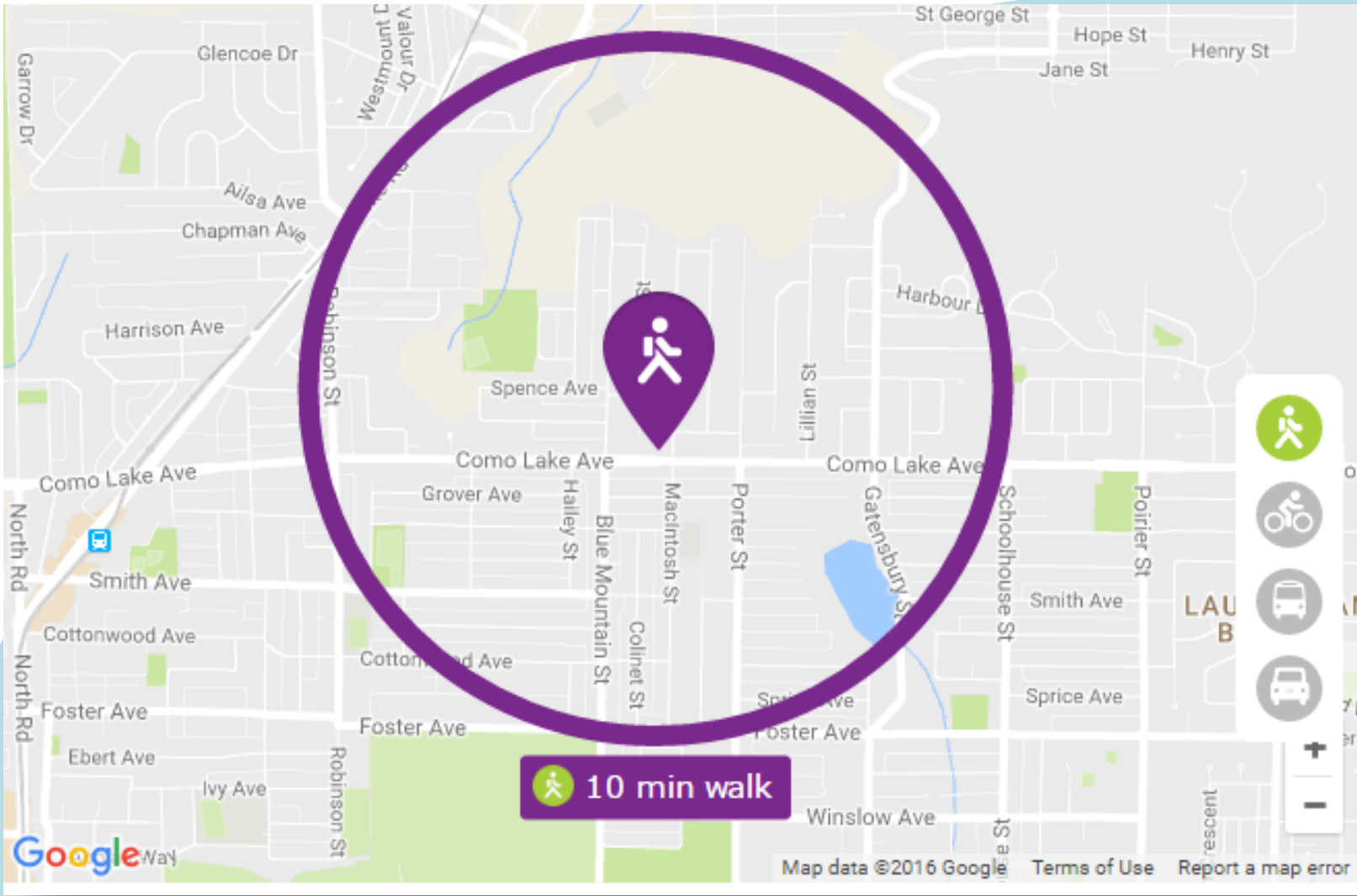
Source: National Resources Canada



Improvements in energy conservation since the 1970s have been nullified by the size of single-family homes

Source: US Energy Information Administration





## IMPACT ON LOCAL ROADS

The City of Coquitlam wishes to limit the number of driveways off Como Lake. Coquitlam requires the dedication of an 8-metre lane connecting Kelvin and MacIntosh streets upon subdivision. A CD application may offer options that do not require a connection to Kelvin.







# HARAMAN DEVELOPMENT

With a combined experience of over 25 years, locally owned and operated Haraman proudly provides the Tri-Cities quality and reliable homes.

Haraman strives to make all projects unique. From architectural designs to finishing touches, every home is designed with distinct elements that capture the specific beauty of a location and community.

*“Haraman was able to customize its design to accommodate all of our special requests.*

*Their level of customer service was great.”*

William Cheng, Haraman client

## 801 Roderick Ave



Site Address: 801 Roderick Ave

Site Topology: 9 Townhomes with one Heritage House

Description: This was a 10-unit townhouse development. The project consisted of 9 3 bedroom units that ranged from 1550 sqft to 1800 sqft and 1 4 bedroom heritage house that was 2200 sqft. The project started in summer of 2014 and was completed and sold out by late summer of 2015.

## 307 Begin St



Site Address: 307 Begin St

Site Topology: 6 Townhomes with one Heritage House

Description: This was a 7-unit townhouse development. The project consisted of 5 3 bedroom units that ranged from 1550 sqft to 1700 sqft, 2 2 bedroom units that ranged from 1050 sqft to 1280 sqft and 1 4 bedroom heritage house that was 2000 sqft. The project started in summer of 2011 and was completed and sold out by fall of 2012.

## 320 Casey St



Site Address: 320 Casey St

Site Topology: 13 Townhomes with one Heritage House

Description: This is a 14-unit townhouse development. The project consists of 11 4 bedroom units that range from 1550 sqft to 1800 sqft, 2 2 bedroom units that range from 1250 sqft to 1380 sqft and 1 3 bedroom heritage house that is 2000 sqft. The project started in fall of 2015 and is projected to be completed by Spring 2017.



*Haraman  
proudly saves  
local heritage*





"We invest in the community"

Our family builds quality homes for your family



Youngest family employee on a site inspection...

Haraman Development sponsors local charities, including the Coquitlam Classic, where proceeds go to the Coquitlam Maillardville Heritage Trust.

COQUITLAM



HOW WE BEGAN  
GET INVOLVED  
WHAT WE DO  
COQUITLAM CLASSIC  
HOW TO DONATE  
HOW TO GET FUNDING  
CONTACT US  
MEMBERS

Coquitlam Maillardville Heritage Trust  
'Celebrating the Arts and Our Cultural Heritage'



Annual Coquitlam Golf Tournament Sponsors

Welcome

The Coquitlam Maillardville Heritage Trust (CMHT) was established in 1993 to promote appreciation and interest in arts, culture and history in the City of Coquitlam. Since CMHT's inception the Trust has raised \$3 million dollars through fundraising events and generous donations.

Haraman Project completed in 2016



ENTERTAINMENT | COMMUNITY | LIFESTYLES | OPINION | STANDOUT

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## Coquitlam heritage home upheaval

Some Coquitlam residents saw a piece of history on the move early Sunday

TRI CITY NEWS  
March 1, 2016 12:18 PM

Like 12



Hutchinson House Photograph By RICHARD STEWART

Heritage Case Study - Paré Residence

Coquitlam Heritage

## Heritage Case Study - 307 Begin Street



### Heritage Value

307 Begin Street hosts one of the earliest and most significant surviving houses in Maillardville. The Paré Residence was built in 1910 and was originally owned by Vitalien Paré, where he lived for many years with his wife Alma Bedard and their children while he worked at Fraser Mills. The Paré family was one of the prominent families in early Maillardville, earning the area a nickname of Paréville. Vitalien Paré was also the brother of Emeri Paré, who was Coquitlam's first Police and Fire Chief.

### Heritage Revitalization Agreement Process

The development includes restoration of the historic Paré Residence to reflect its original appearance, as well as the construction of six additional townhouse units on the site to create a total of seven units, including the heritage house. There are a total of 5, three-bedroom units and 2, two-bedroom units proposed on the 867m<sup>2</sup> (9,334 sq. ft.) site, creating an overall density of 1.16 FAR.

The architectural design features of the new development are sympathetic to the historic building and all exterior building materials and landscaping materials are reflective of the heritage character of the site and neighbourhood.

### Paré Residence Restoration

The proposed HRA has been prepared using the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2004). The restoration of the Paré Residence involves restoring the remaining architectural features including: the original siding on portions of the main floor, the exterior portion and appearance of the brick chimney, remaining original windows, and the remaining wood columns and beams of the verandah. The missing heritage architectural elements will be replicated by a professional heritage craftsman and the house will be painted with heritage colours.

For more information please contact:

Andrew Young,  
Community Planner  
604.927.3431  
ayoung@coquitlam.ca

www.coquitlam.ca

October 2011

Coquitlam  
Planning & Development

A Haraman project is a case study to promote heritage revitalization in Maillardville.  
Source: City of Coquitlam

Let Haraman build a dream home for your family.



CityState.ca  
Creative urban solutions

Gaëtan Royer – CityState  
2419 Clarke Street, Port Moody  
BC, Canada V3H 1Z2  
gaetanroyer@citystate.ca

Project: Community Forum  
for 804-810 MacIntosh St.  
A-8