

Application Fact Sheet

Applicant:	Wesgroup Properties
Application Type:	OCP Amendment
Project Description:	Mixed-use and multi-family project including approximately 2,800-2,900 residential units within the Coronation Park Transit-Oriented Development Area.
Development Permit Area:	<i>Development Permit Area 3 – Inlet Centre Evergreen Line Sub Area: Inlet Centre Transit Oriented Development Coronation Park Neighbourhood Plan Area</i>
Application Numbers:	6700-20-209
Addresses:	57 properties within the Coronation Park neighbourhood (see Attachment 1)
Existing Zoning:	RS1
Proposed Zoning:	To be determined
Existing OCP Designation:	High-Rise Residential, Mixed-Use Inlet Centre, Low Rise Residential, and Parks and Open Space
Proposed OCP Designation:	High-Rise Residential, Mixed-Use Inlet Centre, Low-Rise Residential, and Parks and Open Space

Neighbourhood Context:

- North: across Guilford Avenue, properties also within the Coronation Park Neighbourhood Plan area are zoned One-Family Residential (RS1), Semi-Detached Residential (RT1) and Townhouse Residential (RM1) and are designated High-Rise Residential in the OCP. Newport Village lies beyond these properties to the north;
- East: across Balmoral Drive is Coquitlam, including the former Coronation Park School site, which is currently designated and zoned for school use, although in Coquitlam's recently updated City Centre Area Plan, it is designated as high-density apartment residential development along with eight properties on Palmer avenue currently zoned One-Family Residential (RS-1) and one property zoned Two-Family Residential (RT-1);
- South: immediately to the southwest of the site is the Esso Gas station, which is zoned Service Station Commercial (C4) and designated Mixed Use Inlet Centre in the OCP. Across Barnet Highway are Inlet Centre SkyTrain station (south station house), and properties zoned Automobile Sales and Service (C5) and designated Mixed Use Inlet Centre in the OCP; and
- West: across Ioco Road is Inlet Centre SkyTrain Station (north station house) is Suterbrook which is governed by a Land Use Contract, and the vacant site at

130 loco Road, which is zoned CD40, allowing for a 24-storey high-rise mixed-use development. These properties are designated Mixed Use Inlet Centre in the OCP