

# CORONATION PARK ONLINE OPEN HOUSE SUMMARY REPORT

Online Open House Date: October 29, 2020

Report prepared by: Pooni Group Inc.

Report Date: November 6, 2020





# EXECUTIVE SUMMARY

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Wesgroup has submitted an Official Community Plan Amendment to the City of Port Moody for Coronation Park to permit a mixed-use development with new pedestrian connections, and a 1.5 acre park; 2,900 new homes including below-market rental homes; 10,000 square feet of retail space; and 8,000 square feet of daycare space. The 14.8 acre site currently includes 57 single detached homes.

The project team created a project website ([www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)) where all project information was posted. Two online open houses were hosted by the project team on October 29, 2020 through Zoom webinar. The project team provided a live presentation, followed by a question and answer (Q&A) discussion. The online open houses provided an opportunity for community members to meet the project team, learn about the proposal, ask questions, and provide feedback. The public was able to provide feedback through the question and answer sessions as well as through a comment form that was posted on the project website ([www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)).

In total, over 111 individuals attended the online open house presentations. Between October 19, 2020, the day the website went live, and November 1, 2020, the last day for comments, 1,212 individuals visited the website.

Feedback could be submitted in three ways: questions asked during the Q&A portion of the presentations, comment form submissions, and by e-mail. In total, 57 questions and/or comments were submitted during the presentations, 44 comment forms were submitted<sup>1</sup>, and six e-mails were received.

Through feedback submitted during the Q&A, comment form submissions, and by e-mail, the majority of community members indicated support for the proposal including support for a transit-oriented, pedestrian-friendly mixed-use community near the Skytrain Station. Comments also related to support of the amenities provided including the daycare and parkspace. Participants indicated support for the range of housing options and for the design layout of the proposed development. Some participants expressed concern over increased density, height, transportation considerations (e.g. increased traffic, and parking challenges), and community and school facility capacities. Overall, the majority of participants are supportive of the design and layout of the proposed development. Of the comment form submissions:

- 73% indicated support for the proposal (32 people);
- 7% were neutral (3 people);
- 11% expressed concerns (5 people); and
- 9% indicated both support and concern (4 people).

The following report provides a summary of the public engagement including:

- Engagement event details including a description of the notification method, the format of the event, and an overview of the information presented;
- Feedback received by comment form submissions;
- Questions received during the online open house presentation;
- Feedback received by e-mail;
- Transcription of all comments received; and
- Copies of all materials presented - website, presentation, copy of notification, and notification area.

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<sup>1</sup> In total 49 comment forms were submitted, however 5 comment forms have been retracted because they provided no comments on the proposal (only contact information).

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# INTRODUCTION



Wesgroup currently has 57 single detached homes ('site') in Coronation Park under contract, and is proposing to redevelop the 14.8 acre site into a mixed-use community with low- to high-rise buildings ranging from 6 to 40 storeys. The site is bounded by Guildford Way to the north, Balmoral Drive to the east, Barnet Highway to the south, and Ioco Road to the west. The site borders the City of Coquitlam to east.

The site is close to shops and services at Suterbrook and Newport Village, and is well-served by public transit, within a 5-10 minute walk from Inlet Centre Skytrain Station and bus routes on Ioco Road and Barnet Highway.

The proposal will bring approximately 2,900 new homes, including 175 below-market rental homes to the Coronation Park neighbourhood. The proposal also includes retail, daycare space, amenity space for the residents, new pedestrian connections, semi-public open space, and a new 1.5 acre city park.

Two online open houses were held at the following times:

- October 29, 2020 from 12:00 - 1:30 pm; and
- October 29, 2020 from 6:00 - 7:30 pm.

During these sessions, the project team provided a live presentation, followed by a question and answer (Q&A) discussion on Zoom Webinar. The online open house sessions provided an opportunity for community members to meet the project team, learn about the proposal, ask questions, and submit feedback.



# ONLINE OPEN HOUSE SUMMARY

The online open houses took place on October 29, 2020 from 12:00 - 1:30 pm and from 6:00 to 7:30 pm on the project's website at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com).

On October 19, 2020, the project website went live with information about the proposal, and details on how to attend the open house presentations. The website also contained a copy of the PDF presentation slides for download, a fillable comment form, and contact information. During the online open house times, the project team provided a presentation followed by a Q&A. The presentation was held via Zoom webinar. The project team, including the development representatives and consultants, as well as City of Port Moody staff were in attendance during the presentation.

## Online Open House Details

**Date:** Thursday, October 29, 2020  
**Time:** 12:00 - 1:30 pm; 6:00 - 7:30 pm  
**Location:** Online at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

## Notification

### Flyers

2,628 unaddressed notification flyers were sent out via Canada Post ad-mail drop to residents and businesses in the area surrounding the site (approximately 140 metres). In addition, 1,706 notification flyers, with labels provided by the City of Port Moody were mailed, and 17 notification flyers, with labels provided by the City of Coquitlam were mailed.

The notification flyer included information about the proposal, and the online open house details. The notification also included a note stating that for any individuals who could not access the Internet to view the website, they could call the contact number provided to discuss an alternative. There were no requests for alternatives.

A copy of the notification is included in Appendix A and a map of the unaddressed notification delivery area is included in Appendix B.

## Newspaper Advertisements

Two newspaper advertisements also ran in the local print newspaper, the Tri-City News on Thursday, October 15 and Thursday, October 22, 2020. A copy of the newspaper advertisement is included in Appendix C.

## Social Media Advertisements

Social media advertisements were also placed on social media by Wesgroup, geo-targeting Port Moody residents and directing community members to visit the project website and attend an online open house.

## Community Outreach

The following community groups were also notified of the online open house by e-mail:

- Tri-Cities Housing & Homelessness Task Force Group
- Klahanie Community Association
- Moody Centre Community Association
- Inlet Centre Community Planning Advisory Committee
- Pleasantside Community Association
- BC Non Profit Housing Association
- Tri-Cities Chamber of Commerce

## Attendees

Between the day that the website went live, October 19, 2020, and the last day for comment form feedback, November 1, 2020, 1,212 visitors viewed the project website.

In total, over the two online open house sessions, approximately 111 individuals joined the Zoom Webinar to view the presentation and participate in the Q&A.

During the presentation, a poll asking attendees where they were coming from was launched. Choices for nearby Port Moody neighbourhoods were provided, as well the options for “Other in Port Moody”, Coquitlam, and “Other”. **In summary, 39 of those who participated in the poll indicated they were from a neighbourhood in Port Moody, 1 person indicated they were from Coquitlam, and 11 people selected “Other”.** Between the two sessions:

- 17 attendees reported that they were from Coronation Park;
- 3 reported they were from Inlet Centre,;
- 3 reported they were from Moody Centre;
- 1 reported they were from Klahanie;
- 5 reported they were from Newport Village;
- 4 reported they were from Pleasantside;
- 2 reported they were from Suterbrook;
- 4 reported they were from “other area in Port Moody”; and
- 11 selected “other”.

## Project Team in Attendance

The following team members were in attendance for the online open house presentation.

### Wesgroup (Developer)

Dean Johnson  
Brad Jones

### Creative Transportation Solutions (Transportation Engineer)

Kari Fellows

### Ciccozzi Architects (Architect)

Shannon Seefeldt  
Rob Ciccozzi  
Aidan Walsh

### Pooni Group (Planning & Engagement)

Blaire Chisholm  
Laura Beveridge  
Maureen Solmundson

### Perry + Associates (Landscape Architect)

Rob Barnes  
Jason McDougall

### City of Port Moody Staff

Andre Boel, Planning

## Presentation Material

The project website included the following content:

- Information on the online open house times
- A PDF copy of the presentation slides for download
- Neighbourhood context map
- Site context image
- Policy context map
- Project goals for Coronation Park
- Proposal information and highlights including information on housing, retail, parks and open spaces, amenity space, daycare, public art, and sustainability
- Project timeline and next steps
- Artist renderings of the proposal
- Information on Wesgroup
- Link to access the live presentation during the open house times (zoom link provided with instructions on how to open the presentation either in the Internet browser or through the Zoom desktop app)
- Comment form - fillable online
- Contact information

A live presentation was provided during the online open house times. The presentation slides were also available to download at the website. The presentation slide headings are representative of the content as follows:

- |                                                                          |                                                                                         |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 1. Welcome                                                               | 16. Our Proposal: The Green (proposal details for the area near Balmoral and Guildford) |
| 2. About Wesgroup                                                        | 17. Our Proposal: Hillside (proposal details for the area near Barnet Hwy)              |
| 3. Project Team                                                          | 18. Parks & Open Spaces                                                                 |
| 4. Housekeeping & Community Guidelines                                   | 19. Landscape Plan                                                                      |
| 5. Agenda                                                                | 20. New Public Art                                                                      |
| 6. Neighbourhood Context                                                 | 21. Range of Housing Options                                                            |
| 7. Site Context                                                          | 22. Local Serving Retail                                                                |
| 8. Policy Context                                                        | 23. New Amenity Spaces                                                                  |
| 9. Goals for Coronation Park                                             | 24. New Daycare                                                                         |
| 10. Proposal Evolution - Key Dates                                       | 25. Sustainability                                                                      |
| 11. Coronation Park Official Community Plan                              | 26. Transportation Study                                                                |
| 12. February 2020 Proposal                                               | 27. Proposed Next Steps                                                                 |
| 13. October 2020 Proposal                                                | 28. Q&A                                                                                 |
| 14. Our Proposal - Neighbourhood Plan                                    |                                                                                         |
| 15. Our Proposal: Gateway (proposal details for the area near Ioco Road) |                                                                                         |

Screenshots from the online open house website are included in Appendix D, and a copy of the presentation slides are included in Appendix E.

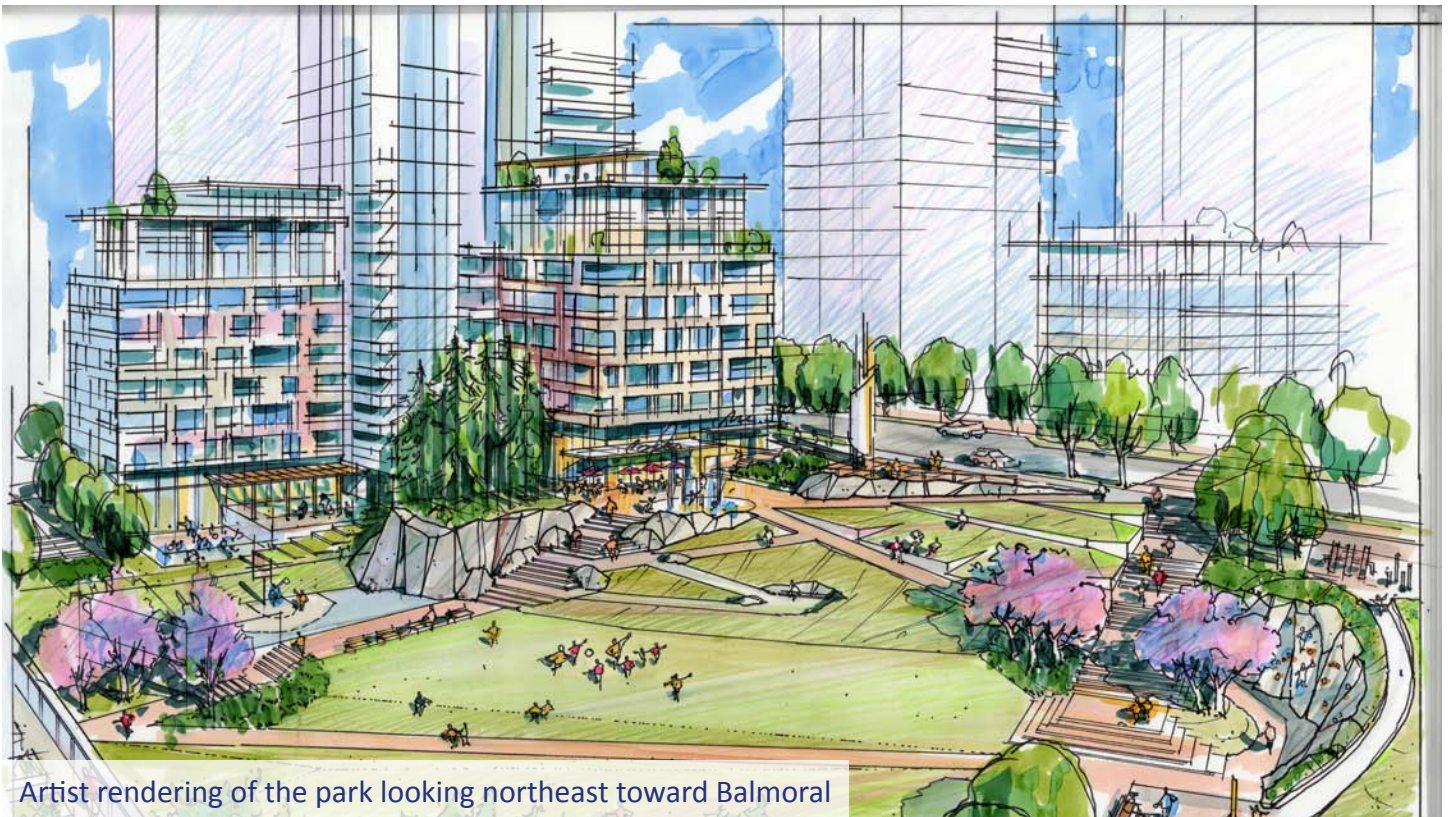


# FEEDBACK SUMMARY

Feedback from the public was provided in the following ways:

- Questions and comments received during the online open house presentation sessions;
- Online comment form submissions through the website; and
- Questions and comments received by e-mail.

In total, 57 questions/comments were received during the online open house presentations, 44 online comment forms were submitted<sup>1</sup>, and six e-mails providing comments were received.



Artist rendering of the park looking northeast toward Balmoral

<sup>1</sup> In total 49 comment forms were submitted, however 5 comment forms have been retracted because they provided no comments on the proposal (only contact information).

## Summary of Comments and Questions from Online Open House Presentation Sessions

The online open house presentations were held on October 29, 2020, from 12:00 to 1:30 pm and from 6:00 to 7:30 pm. There was a total of 57 questions and comments received during the presentations over the two sessions.

The presentation was held via Zoom webinar. A link to the Zoom webinar was provided on the website, with instructions for how to open the presentation either through the Zoom App or with an Internet Browser.

The project team provided a presentation followed by a question and answer where attendees could type their questions and comments into the Q&A section of Zoom webinar.

Provided below is a summary of the questions asked and comments received.

Of the 57 questions/comments, the following themes emerged:

- **Timing and schedule:** questions about project schedule, including Official Community Plan amendment application process and timing, construction timing, and sales;
- **School capacity:** questions about local school capacity and where the children living in this future development will go to school;
- **Affordability:** questions about affordability (below-market rental and for sale units);
- **Traffic & parking:** questions about traffic impacts associated with the Coronation Park proposal, as well as other development proposals in the area; questions about how traffic impacts will be mitigated, including logistics and future traffic movement; concerns about increased traffic congestion and how it will affect the community; questions about underground parking; questions about the parking variance;
- **Views:** questions about how existing views will be maintained or impacted by the proposal;
- **Policy:** questions about the Official Community Plan and how this proposal relates to the plan, including proposed amendments;
- **Public benefits:** questions about public benefits, both in kind and financial;
- **Process:** questions about the Official Community Plan amendment process, how to participate, how to share feedback, and whether Wesgroup and the City of Port Moody have considered other developments in the area;
- **Height & Shadows:** questions about the rationale for proposed building heights; concerns about shadowing from towers;
- **Pedestrian connectivity:** questions about how pedestrians will move to, through, and around the site, including a question about an overpass from the site to the Inlet Centre SkyTrain Station;
- **Eagleridge Hospital:** questions about Eagle Ridge Hospital's capacity to absorb increased demand associated with increased population of the development;
- **Park & Open Space:** questions about location and dedication of the public park; questions about how the park and open spaces will function on site; suggestions for park and open space programming;
- **Coquitlam:** questions about the adjacent future development site in Coquitlam; and
- **Support for proposal:** comments noting excitement and support for the future development of Coronation park

The Q&A transcription is included in Appendix F.

## Summary of Comment Form Submissions

A fillable online comment form was available on the project's website from October 23 to November 1, 2020. 49 individuals submitted a comment form.

### Comment Form Questions

The comment form asked the following questions:

1. The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?
2. The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?
3. Is there anything else you would like to add?

See Appendix G for a copy of the online comment form.

Our analysis of comment forms includes a categorization of the sentiment (support, neutral, support with questions or concerned) for each comment form.

Of the 44 comment forms<sup>1</sup> analyzed:

- 32 individuals indicated support for the proposal (72.7%);
- 3 individuals were neutral (6.8%);
- 4 individuals indicated mixed feelings between support and concerned (9.1%); and
- 5 individuals indicated concerns about the proposal (11.3%).

The following summarizes the most common themes for each question.

1. *The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?*

Respondents had the following comments:

- **Support for amenities:** comments related to supporting the mix of amenities provided including the parkspace, daycare, and retail opportunities;
- **Design and Programming Suggestions:** comments included suggestions for various additions to the proposal including suggestion for hardscaped areas suitable for food trucks, festivals, etc.; and suggestions for the retail mix including a desire to see food and beverage establishments such as a cafe, pub, restaurant, small grocer/produce market, and a bakery;
- **Traffic and Parking:** concerns related to increased traffic and parking challenges as a result of increased population; and
- **Amenity and Infrastructure Capacity:** concerns related to increased population and impact on amenities, (i.e. desire to see amenities such as park space increased) and city facilities (i.e. Rocky Point Park, schools, community centres, etc).

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<sup>1</sup> In total 49 comment forms were submitted, however 5 comment forms have been retracted because they provided no comments on the proposal (only contact information).



2. *The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?*

Respondents had the following comments:

- **Housing options:** comments noting support for the mix of housing including support for the below-market rental;
- **Support height:** comments noting support for the heights of buildings, and appropriateness for height and density by Skytrain, with some individuals commenting that there should be more height than proposed. There were also comments related to supporting the height because it contributes to increased green space.;
- **Do not support height:** while many provided comments supporting height, some individuals provided comments noting concern about the heights and density proposed, and particularly the height of the tower at Guildford and Balmoral;
- **Height of tower at Guildford and Balmoral:** comments noting concern over the interface with the single-detached home character of the properties adjacent to the proposed tower at Guildford and Balmoral and a desire to see lower height at this location; and
- **Market rental housing:** disappointment with market rental homes being eliminated the proposal.

3. *Is there anything else you would like to add?*

Respondents had the following comments:

- **Support:** comments noting excitement and support for the future development of Coronation park, and support for the proposal design and layout. There were also many comments related to support for a transit-oriented, pedestrian friendly community, and for development near Skytrain; and
- **Traffic and Parking:** concerns related to increased traffic and parking challenges as a result of increased population.

See Appendix H for the comment form transcriptions.

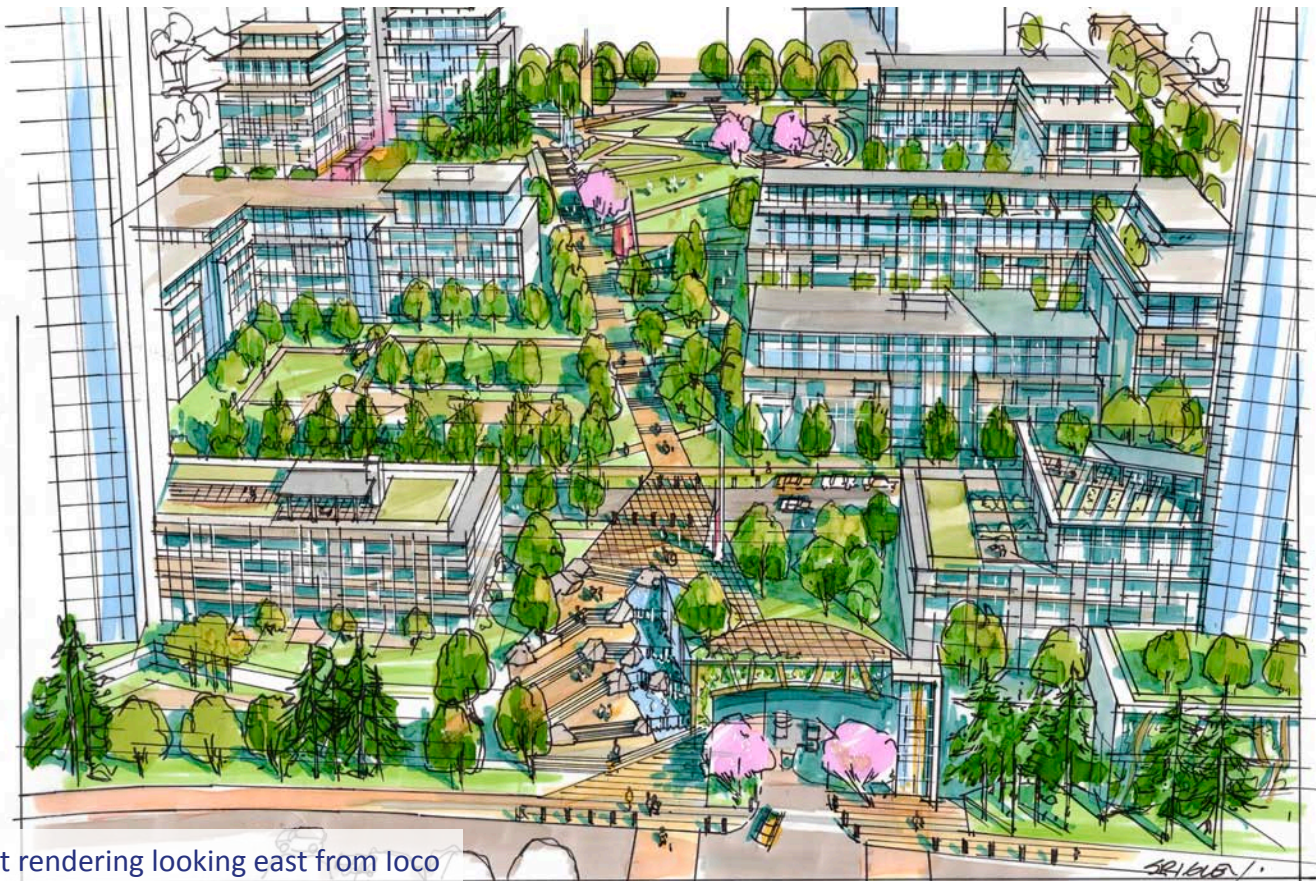
## Summary of Feedback Received through Email

A dedicated e-mail address (openhouse@poonigroup.com) was provided on the notification flyers for those who wanted to contact the project team through e-mail. A total of six e-mails providing questions and feedback were received.

The following themes emerged in the comments received by e-mail:

- **Support:** support for mixed-use, high density development near Skytrain;
- **Process:** questions about the Official Community Plan amendment process;
- **Public benefits:** questions about public benefits, both in kind and financial;
- **Traffic & parking:** concerns and questions related to traffic impacts associated with the Coronation Park proposal, and ensuring adequate underground parking is provided;
- **Height:** desire for maximum heights to be as the Official Community Plan sets out (i.e. 26 storeys);
- **Retail capacity:** concern that Coronation Park residents will crowd the existing shops and services at Suterbrook and Newport Village, and desire to see increased retail space;
- **School capacity:** questions about local school capacity and where the children living in this future development will go to school;
- **Daycare capacity:** question related to whether daycare will be large enough for the resident population; and
- **Affordability:** desire for increased number of below-market rental (would like to see 20% of proposed housing be below-market rental).

A transcription of e-mails received is included in Appendix I.



Artist rendering looking east from loco

# CONCLUSION



The online open houses resulted in valuable feedback from the community members that will help inform the development process. The online open houses were held at the projects website at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com), and a live presentation and Q&A was held via Zoom webinar. Two separate presentations were held at different times on October 29, 2020. The project website is still live for the surrounding community to view the proposal information and presentation slides.

Approximately 1,212 individuals viewed the website between October 19, 2020 and November 1, 2020. 111 individuals attended the online open house presentation and Q&A. In total, 44 individuals provided their feedback through an online comment form, 57 questions/comments were received during the presentations, and six e-mails providing comments were received.

**In summary, the majority of comment forms submitted indicated support for the proposal or were neutral (approximately 80%), while 11% indicated concerns with the proposal, and 9% indicated mixed feelings. Those would support the proposal support a transit-oriented, pedestrian-friendly mixed-use community near the Skytrain Station. Supportive comments also related to the amenities provided including the daycare and parkspace. Participants indicated support for the range of housing options and for the design layout of the proposed development. Some participants expressed concern over increased density, height, transportation considerations (e.g. increased traffic, and parking challenges), and community and school facility capacities. Overall, people are supportive of the design and layout of the proposed development.**



# APPENDICES



- Appendix A – Notification Flyer
- Appendix B – Notification Area
- Appendix C – Newspaper Ad
- Appendix D – Website Screenshots
- Appendix E – Presentation Slides
- Appendix F – Q&A Transcription
- Appendix G – Online Comment Form
- Appendix H – Comment Form Transcription
- Appendix I – Email Transcription

# APPENDIX A - NOTIFICATION FLYER

## Join us for an Online Open House for Coronation Park

WESGROUP

Wesgroup has submitted an Official Community Plan Amendment for Coronation Park to permit a mixed-use development with new pedestrian connections and a 1.5-acre park; 2,900 homes including 175 below market rental homes; a range of housing options in 6-stories to 40-stories; 10,000 square feet of retail; and 8,000 square feet of daycare space. Please note all figures are approximate at this time.

In support of the provincial and federal government's guidance to practice social distancing and to reduce the spread of COVID-19, we will be hosting this engagement online.

Through a live video presentation, you will be able to hear from our project team and ask questions. City of Port Moody staff will be in attendance.

Please join us online on one of the following times:

- **October 29, 2020 12:00 - 1:30 pm**
- **October 29, 2020 6:00 - 7:30 pm**

Details on how to participate are provided on the reverse.



Questions? Contact Maureen at [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com); 604-731-9053 ext. 116

City Contact: City of Port Moody, [planning@portmoody.ca](mailto:planning@portmoody.ca)

[www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

## How to Participate in the Online Open House

WESGROUP

**STEP 1 - Visit the project website starting October 19, 2020 to learn about the proposal**



Visit the project website at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com) or scan the QR code to the left with your smartphone camera (click the link that appears) to review the proposal information. We encourage you to register for your preferred session and submit your questions ahead of time through the website by clicking the "Register Now" button.

**STEP 2 - Join the video presentation and live Q&A session**



Visit the website and click the "Join the Presentation" button during one of the following times:

- **October 29, 2020 12:00 - 1:30 pm**
- **October 29, 2020 6:00 - 7:30 pm**

On the website, you will find a "Join the Presentation" during the designated time, we encourage you to join a few minutes early. The project team will provide a presentation on the proposal followed by a live Q&A period where you will be able to ask questions.

**STEP 3 - Provide your feedback through the website**

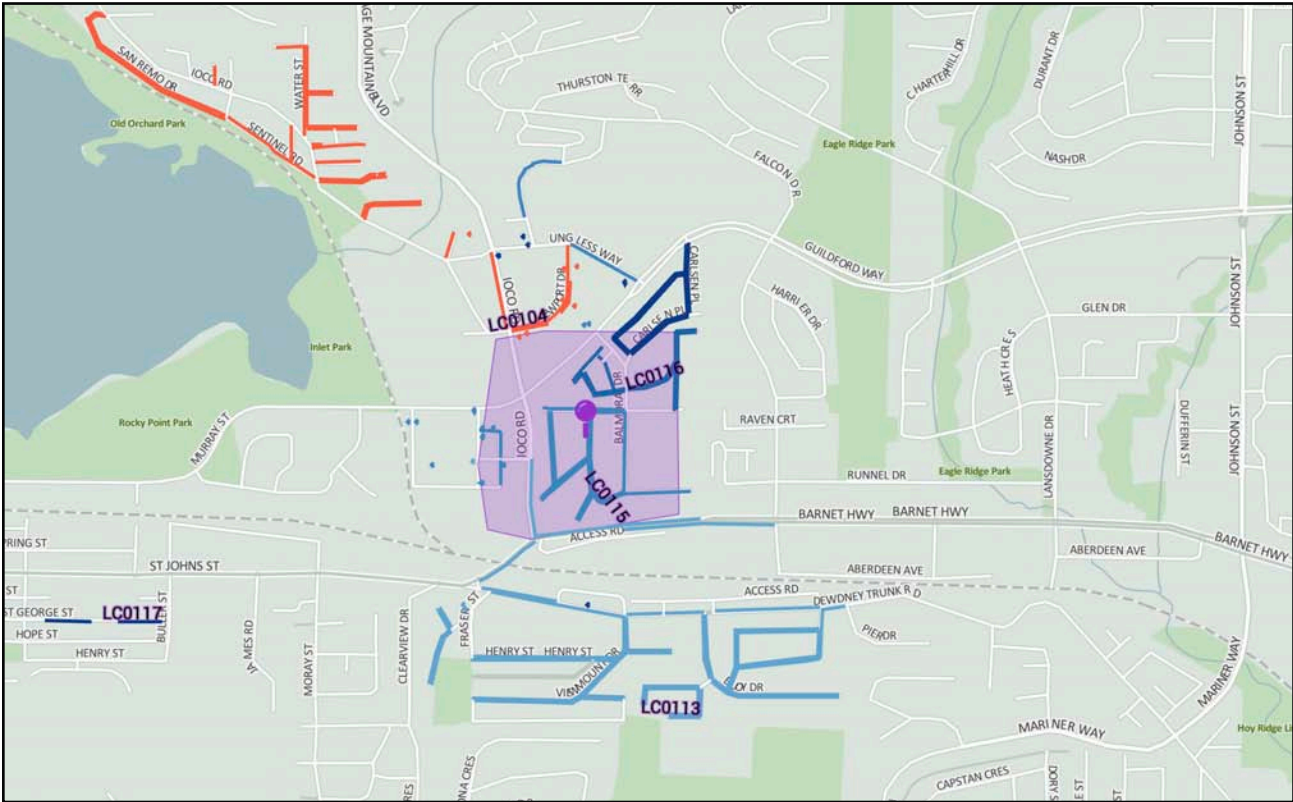


From October 29 to November 1, you can provide your feedback either by visiting the website and filling out the comment form on the home page or by **e-mailing [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com)**

PLEASE NOTE: We endeavor to be as inclusive as possible. If you require additional accommodation for any reason, please reach out to [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com) and we will make our best efforts to assist. If you do not have Internet access or cannot participate virtually for any reason, please call Maureen at 604-731-9053 ext 116 for more information on other options to participate.

[www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

# APPENDIX B - NOTIFICATION AREA





# APPENDIX C - NEWSPAPER AD

## Join us for an Online Open House

[www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

Wesgroup has submitted an Official Community Plan Amendment for Coronation Park to permit a mixed-use development with new pedestrian connections and a 1.5-acre park; 2,900 homes including 175 below market rental homes; a range of housing options in 6-storeys to 40-storeys; 10,000 square feet of retail; and 8,000 square feet of daycare space. Please note all figures are approximate at this time.



### How to Participate

#### Step 1

Visit the project website at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com) starting October 19, 2020

#### Step 2

Please join us online at on one of the following times:

- **October 29, 2020 12:00 - 1:30 pm**
- **October 29, 2020 6:00 - 7:30 pm**

#### Step 3

Provide your feedback through the website or email your feedback to [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com)

In support of the provincial and federal government's guidance to practice social distancing and to reduce the spread of COVID-19, we will be hosting this engagement online. Through a live video presentation, you will be able to hear from our project team and ask questions. City of Port Moody staff will be in attendance.

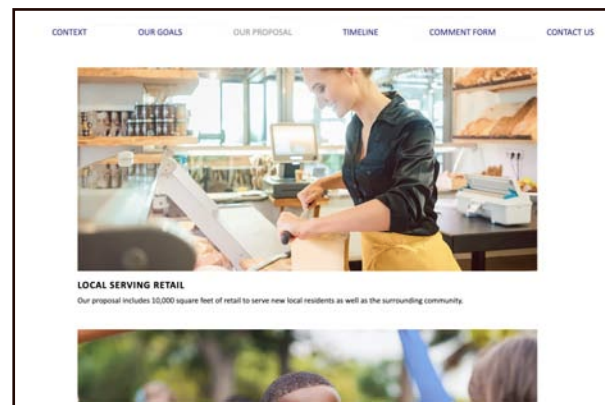
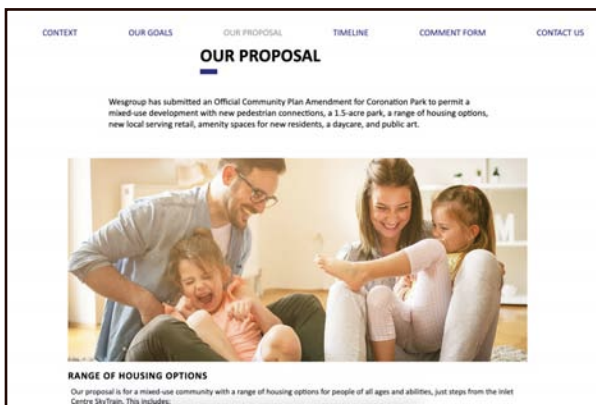
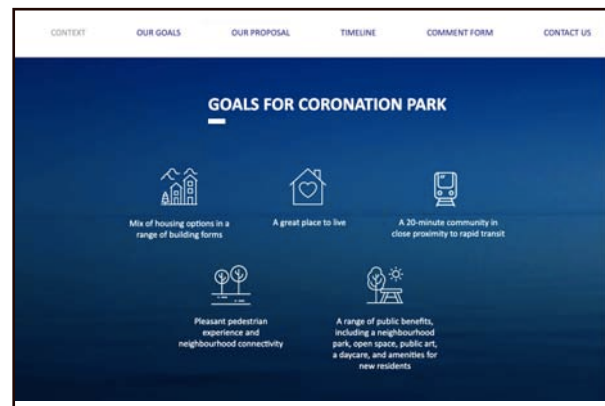
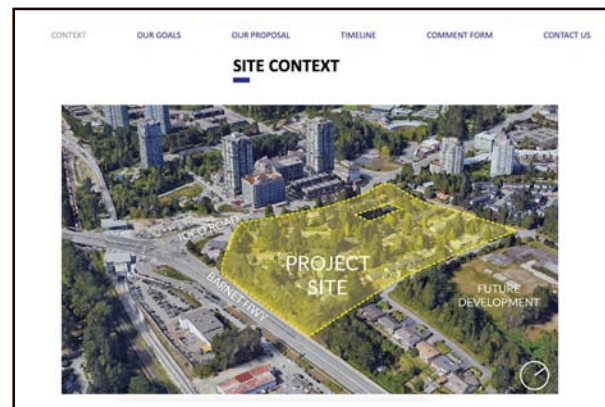
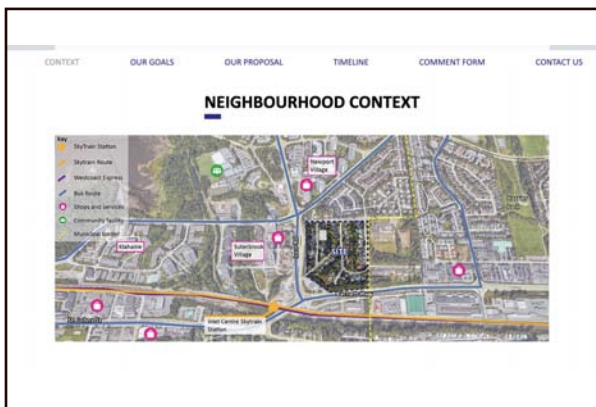
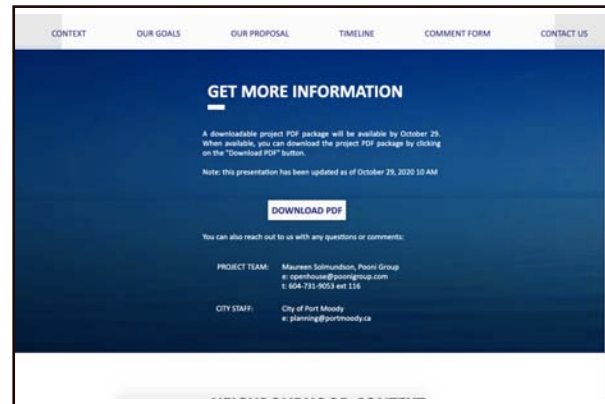
If you have any questions, or are unable to participate virtually, please contact:

Maureen Solmundson, Pooni Group  
e: [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com);  
t: 604-731-9053 ext. 116

**WESGROUP**

[www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

# APPENDIX D - WEBSITE SCREENSHOTS



CONTEXT OUR GOALS OUR PROPOSAL **TIMELINE** COMMENT FORM CONTACT US



#### PARKS AND OPEN SPACES

Our proposal includes a 1.5 acre city park (to be dedicated to the City of Port Moody) as well as significant semi public space accessible to the public.

CONTEXT OUR GOALS OUR PROPOSAL **TIMELINE** COMMENT FORM CONTACT US



#### NEW AMENITY SPACES

Our proposal includes a 12,000 square foot central amenity space for new residents with a pool, fitness facilities, sports court, party room, lounges, and other amenity spaces.

CONTEXT OUR GOALS OUR PROPOSAL **TIMELINE** COMMENT FORM CONTACT US



#### NEW DAYCARE

Our proposal includes an 8,000 square foot daycare, accommodating approximately 75-100 children.

CONTEXT OUR GOALS OUR PROPOSAL **TIMELINE** COMMENT FORM CONTACT US



#### NEW PUBLIC ART

Our proposal includes \$2 million in public art that will be located on site for new residents and existing community members to enjoy.

CONTEXT OUR GOALS OUR PROPOSAL **TIMELINE** COMMENT FORM CONTACT US



#### SUSTAINABILITY

Coronation Park is envisioned as a sustainability designed master planned community with the potential to utilize rainwater management on-site, provide buildings that meet significant energy performance standards, and use local products and resources where possible.

CONTEXT OUR GOALS OUR PROPOSAL **TIMELINE** COMMENT FORM CONTACT US

#### TIMELINE AND NEXT STEPS



\*Dates are to be confirmed and subject to change

#### CONTACT US

**PROJECT TEAM:** Maureen Selmundson, Project Group  
e: [openhouse@wesgroup.com](mailto:openhouse@wesgroup.com)  
t: 604-731-0533 ext 216

**CITY STAFF:** City of Port Moody  
e: [planning@portmoody.ca](mailto:planning@portmoody.ca)

CONTEXT OUR GOALS OUR PROPOSAL **TIMELINE** COMMENT FORM CONTACT US

#### ABOUT WESGROUP



[Learn more about WESGROUP](#)



# APPENDIX E - PRESENTATION SLIDES

## WELCOME TO THE ONLINE OPEN HOUSE FOR **CORONATION PARK**

October 29, 2020

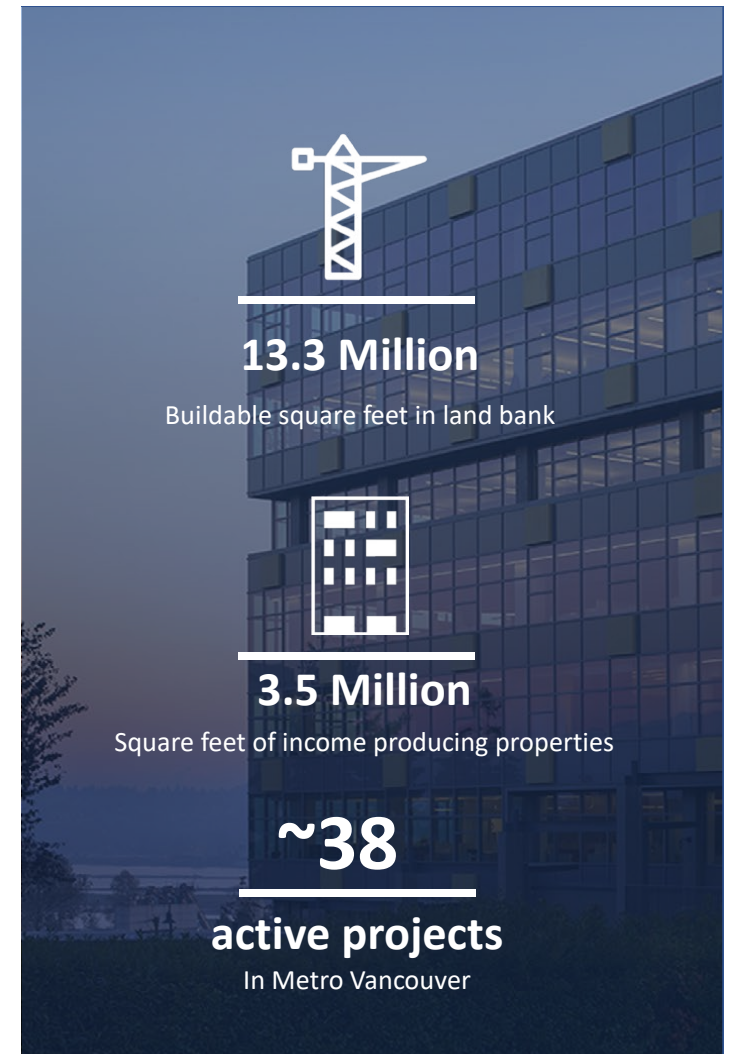




# ABOUT WESGROUP

- Family-owned real estate company specializing in the development of sustainable, mixed-use spaces
- One of Western Canada's largest private real estate organizations
- Over 50 years of experience providing complete, end-to-end real estate services, acquiring, developing and managing residential, retail, commercial and industrial properties for the longterm
- Own and manage over 3.4 million square feet of commercial property
- Built more than 7,000 homes across B.C.

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# PROJECT TEAM

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**WESGROUP**

**CICCOZZI**  
ARCHITECTURE



**P+A**  
Landscape Architecture  
Site Planning

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# AGENDA



- Introductions
- Context
- Proposal
- Next Steps
- Q&A

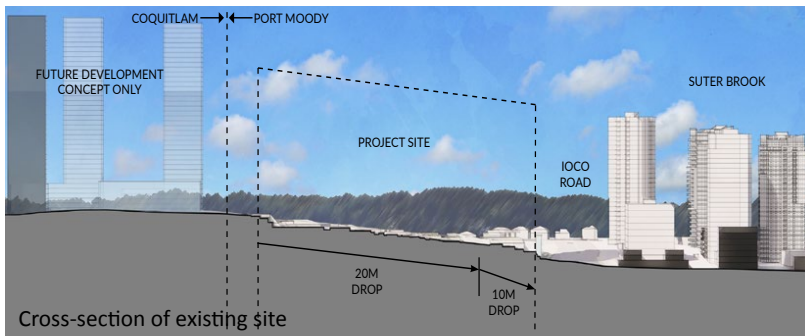


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# SITE CONTEXT

The site is 14.8 acres, and currently includes 57 single family homes. From Balmoral Drive to Ioco Road, there is a 30 metre drop in grade.



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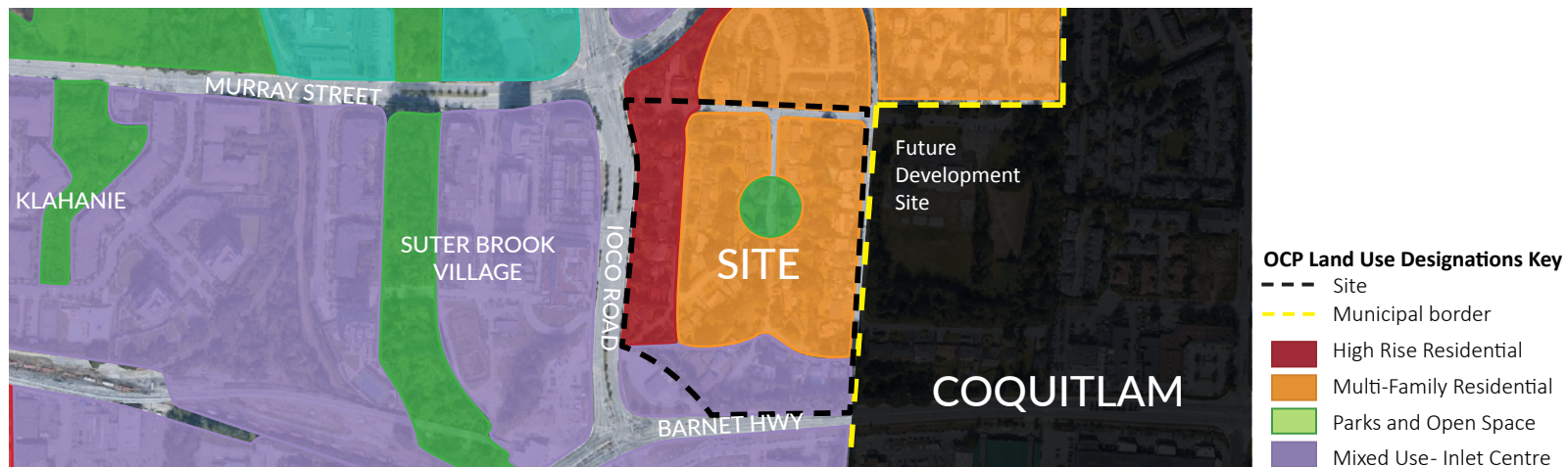


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# POLICY CONTEXT

## City of Port Moody Official Community Plan (2014)

The site is designated multi-family residential (allowing up to 4-storeys), parks and open space, high-rise residential (allowing up to 26-storeys), and mixed-use-Inlet Centre in the OCP. An OCP amendment is being sought to allow for additional height at Coronation Park.



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# GOALS FOR CORONATION PARK

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A great place to live



A 20-minute community in close proximity to rapid transit



Providing a range of public benefits, including below-market rental, neighbourhood park, open space, public art, a daycare, and amenities for new residents

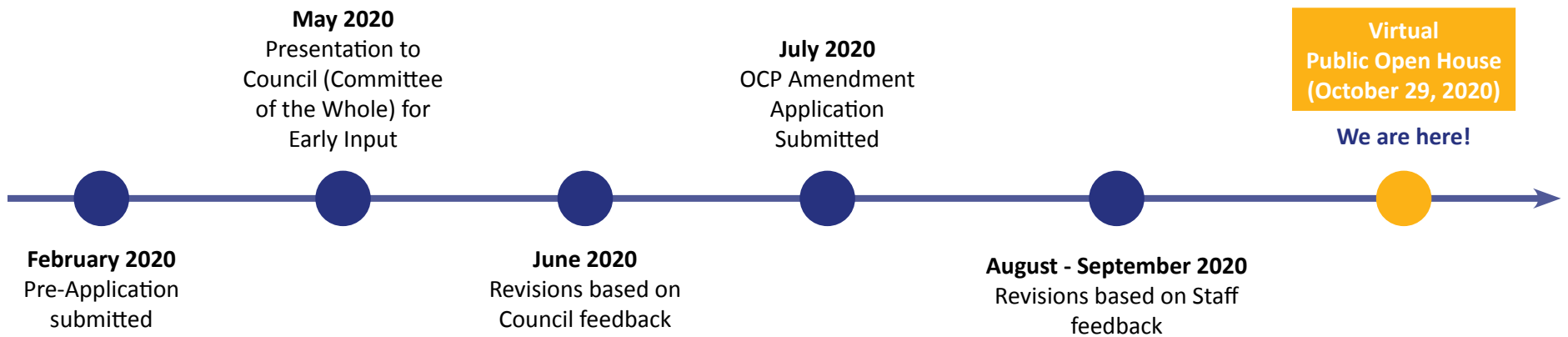


Pleasant pedestrian experience and neighbourhood connectivity



Mix of housing options in a range of building forms

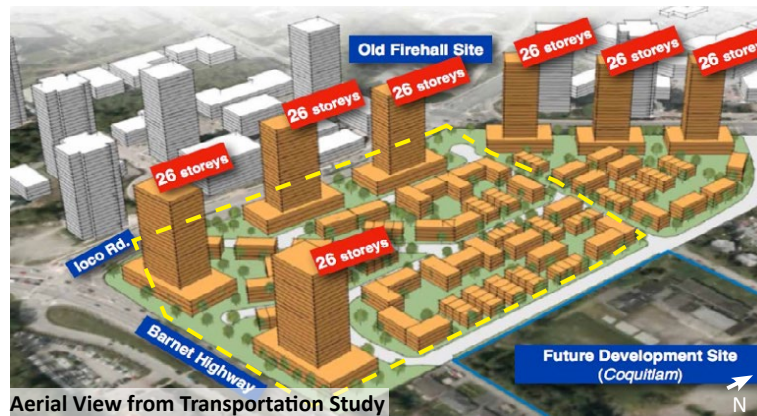
# PROPOSAL EVOLUTION - KEY DATES



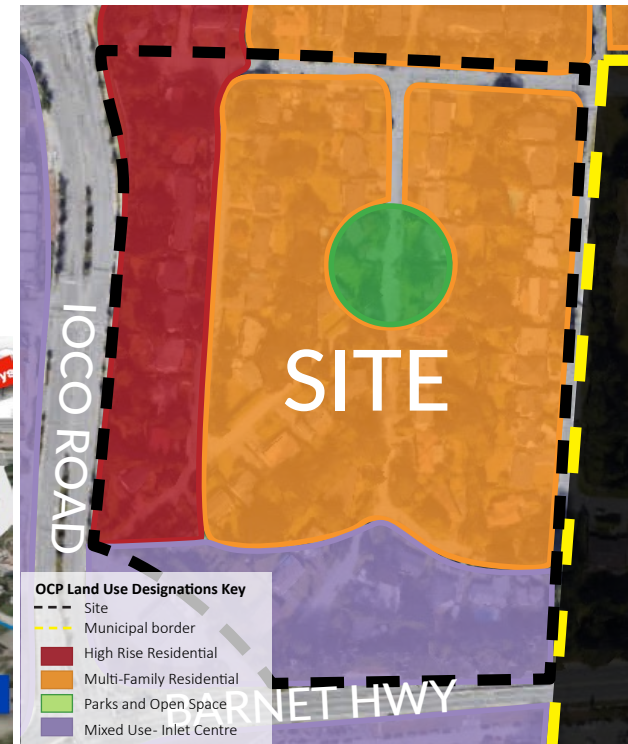


# CORONATION PARK OFFICIAL COMMUNITY PLAN

- 1 acre park
- Residential and mixed-use towers up to 26 storeys
- Low-rise residential buildings up to 4 storeys
- Retail space
- Dedicated space for children, families and seniors (e.g. daycare)
- No specific affordable housing requirement
- No FSR requirement



Aerial View from Transportation Study



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## FEBRUARY 2020 PROPOSAL - PRESENTED TO COUNCIL IN MAY

- 1.1 acre park
- Residential and mixed-use towers - 34 storeys
- Low-rise residential buildings - 6 storeys
- Limited retail space
- Limited below-market rental housing
- Market rental housing
- Tower on Ioco Road
- 4.38 FSR



**Staff and Council Feedback Received:**

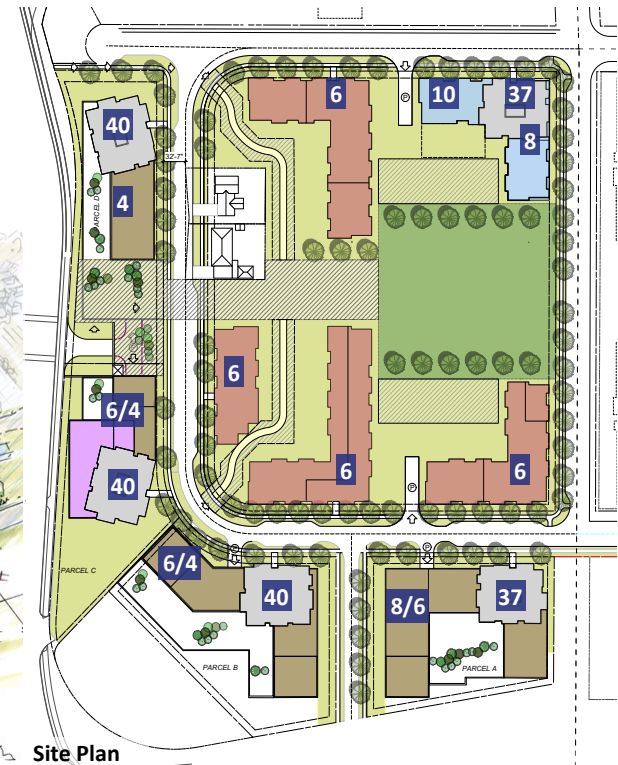
- Increase and centralize park
- Increase retail space
- Add daycare
- Increase below-market rental housing
- Remove market rental housing
- Improve loco frontage

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# OCTOBER 2020 PROPOSAL

- Increased park to 1.5 acres
- Residential and mixed-use towers ranging from 37 - 40 storeys
- Mid to low-rise residential buildings ranging from 4 - 10 storeys
- Increased retail space
- Added daycare
- Increased below-market rental housing provided
- Removed market rental
- Tower removed from loco
- 4.53 FSR

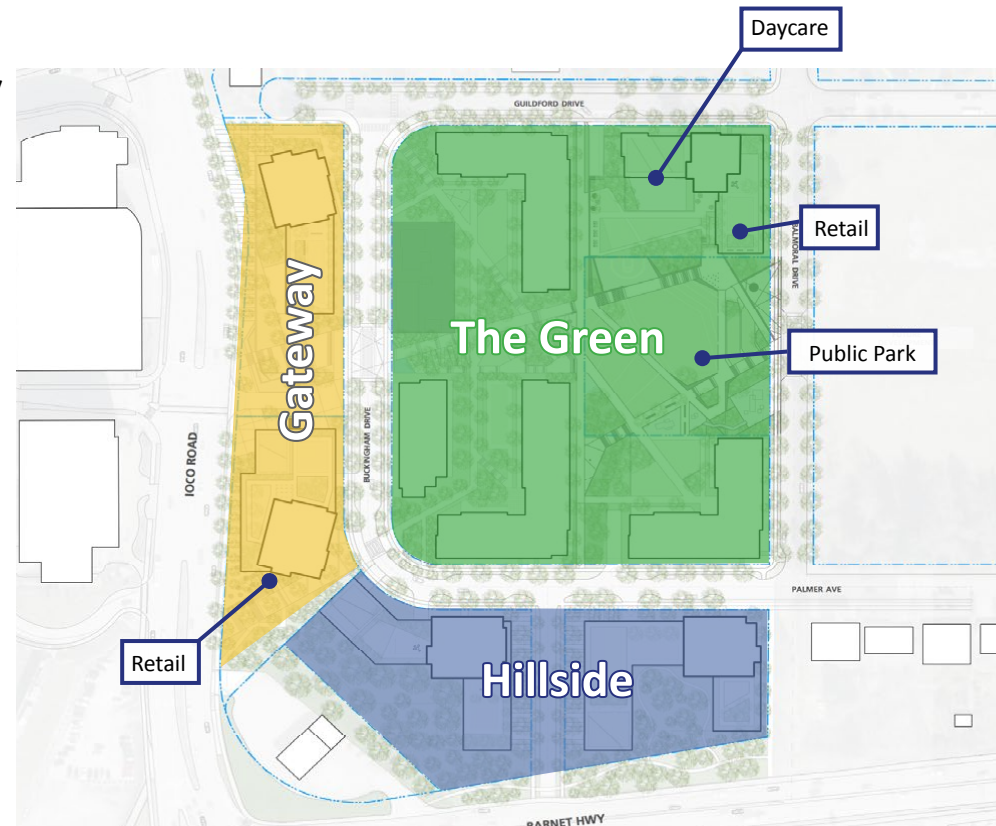


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# OUR PROPOSAL: NEIGHBOURHOOD PLAN

- **Gateway:** Creating a strong gateway identity for Coronation Park and Port Moody.
- **The Green:** Creating a series of places to pause, play, socialize, and engage.
- **Hillside:** Creating stronger connections and an improved pedestrian experience to Barnet Hwy.



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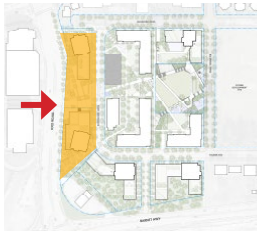
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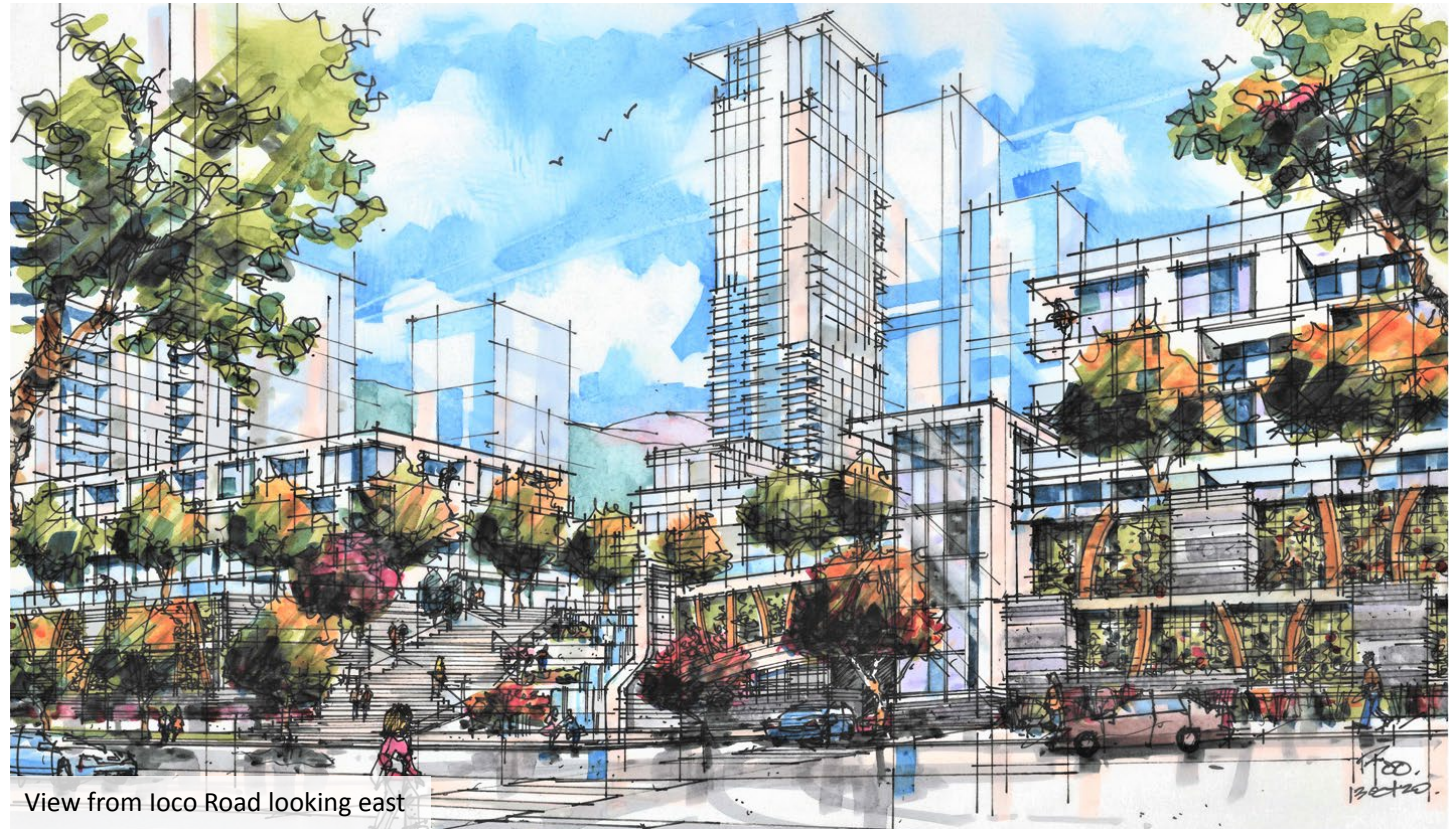
# OUR PROPOSAL: GATEWAY

- 900 market strata homes\*
- 20,900 SF community amenity building (over 2 levels)\*
- Cafe at ground floor

\*All numbers are approximate.



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# OUR PROPOSAL: GATEWAY



View from Ioco Rd looking southeast from Guildford Way

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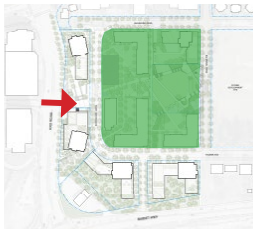
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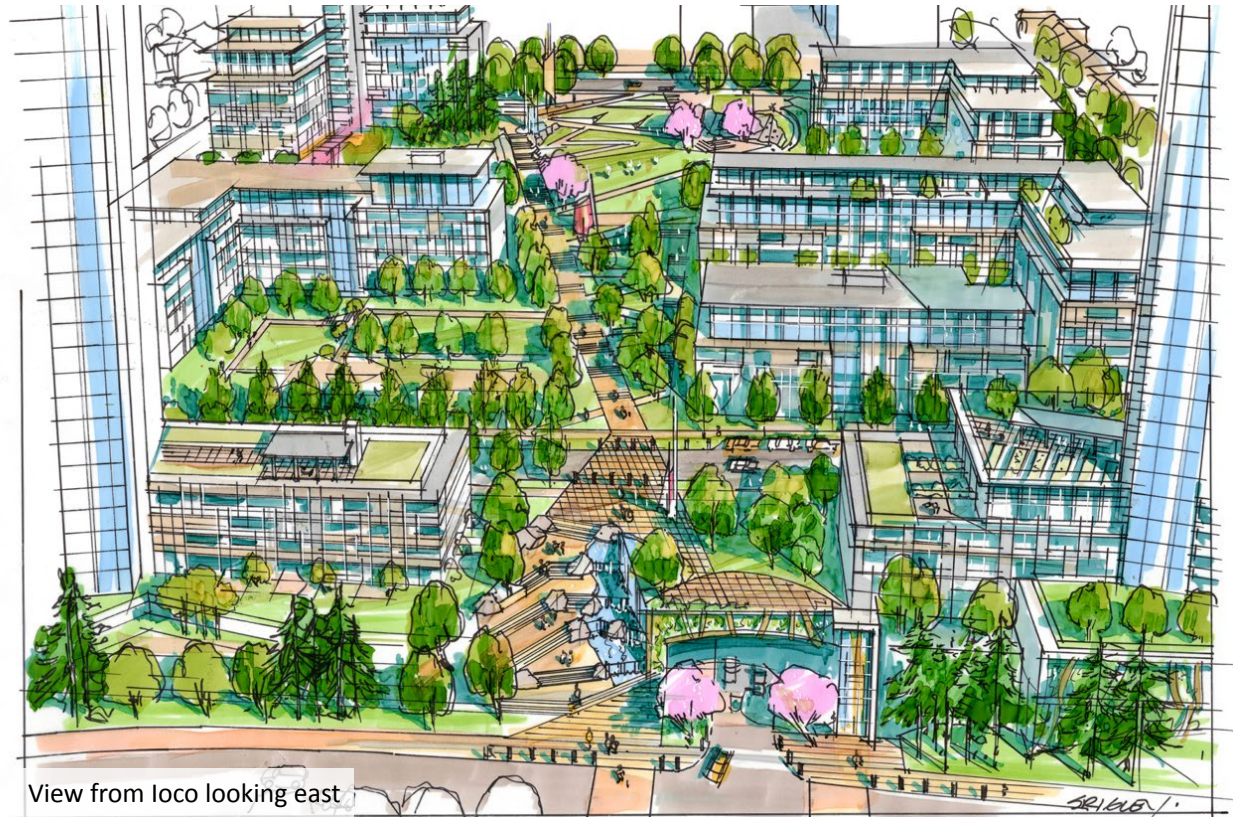
# OUR PROPOSAL: THE GREEN

- 775 market strata homes\*
- 175 below market rental homes\*
- 1.5 acre city-owned park\*
- 8,000 SF daycare (providing approximately 75-100 spaces)\*
- Ground floor commercial

\*All numbers are approximate.



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View from loco looking east

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# OUR PROPOSAL: THE GREEN



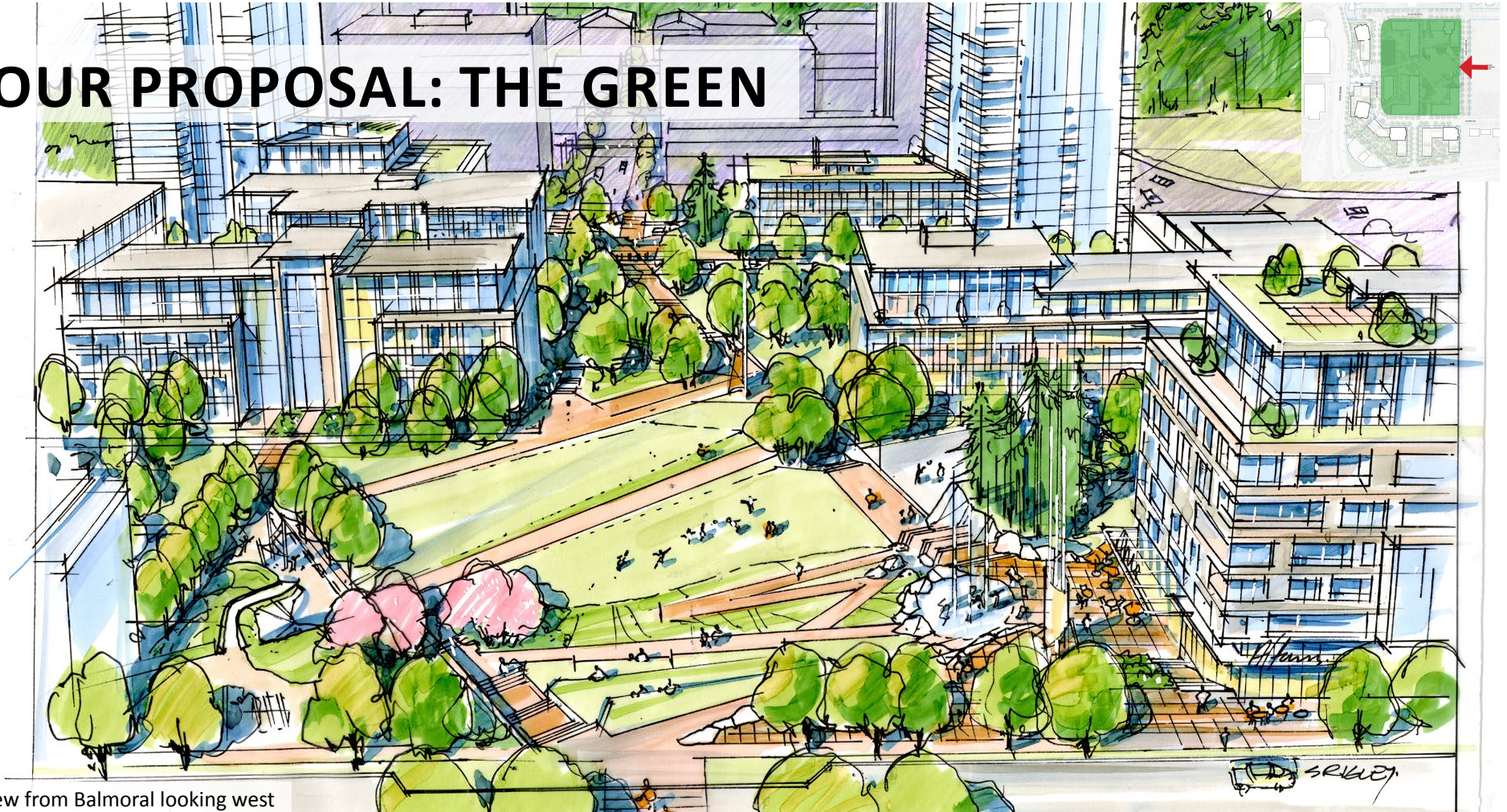
View of park

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# OUR PROPOSAL: THE GREEN



View from Balmoral looking west

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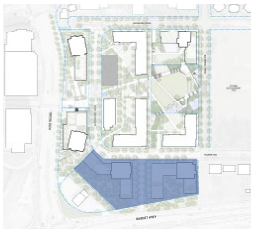
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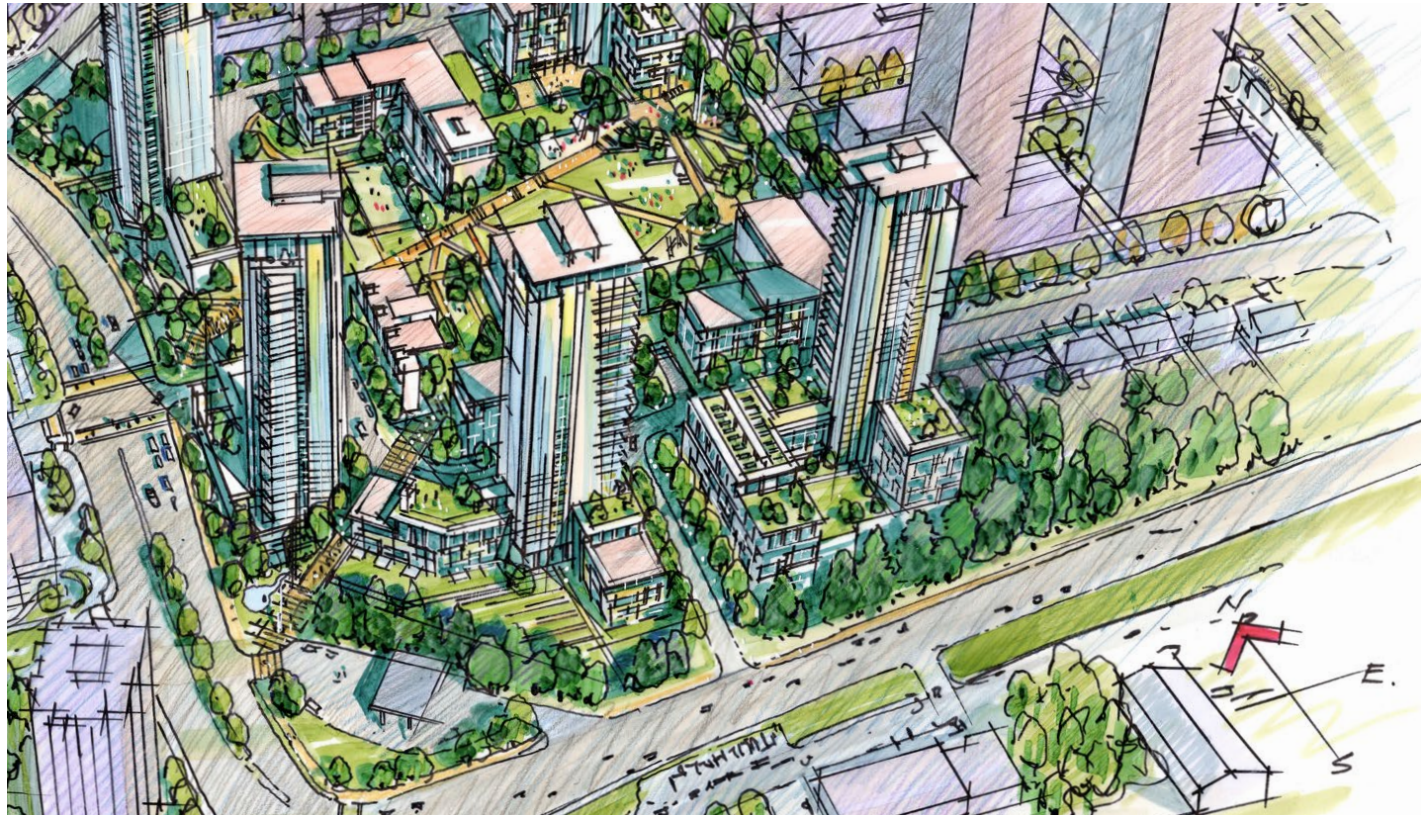
# OUR PROPOSAL: HILLSIDE

- 1,095 market strata homes\*
- Landscaped green areas on podiums

\*Number is approximate.



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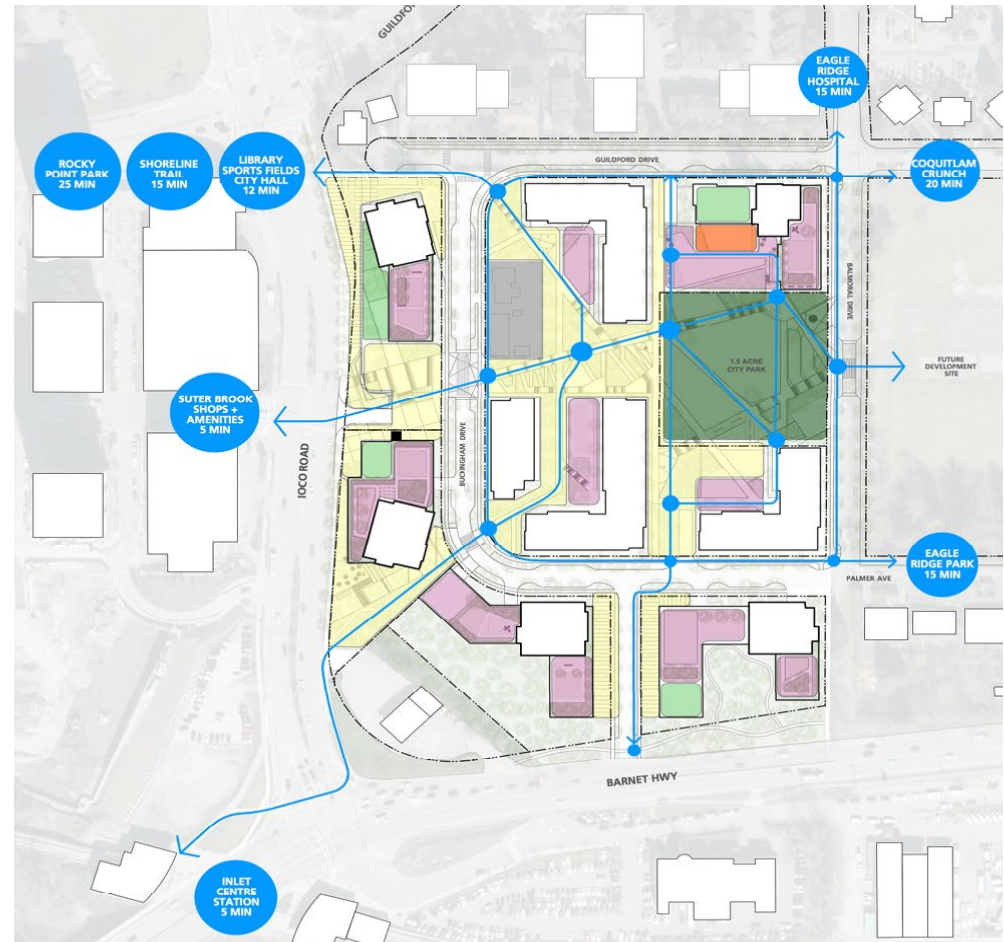
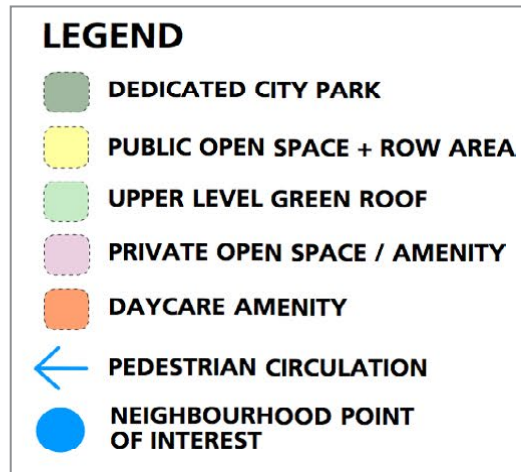


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# PARKS AND OPEN SPACES

- 1.5 acre city park (to be dedicated to the City of Port Moody)\*
- Significant semi-public space accessible to the public

\*Number is approximate.



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# LANDSCAPE PLAN



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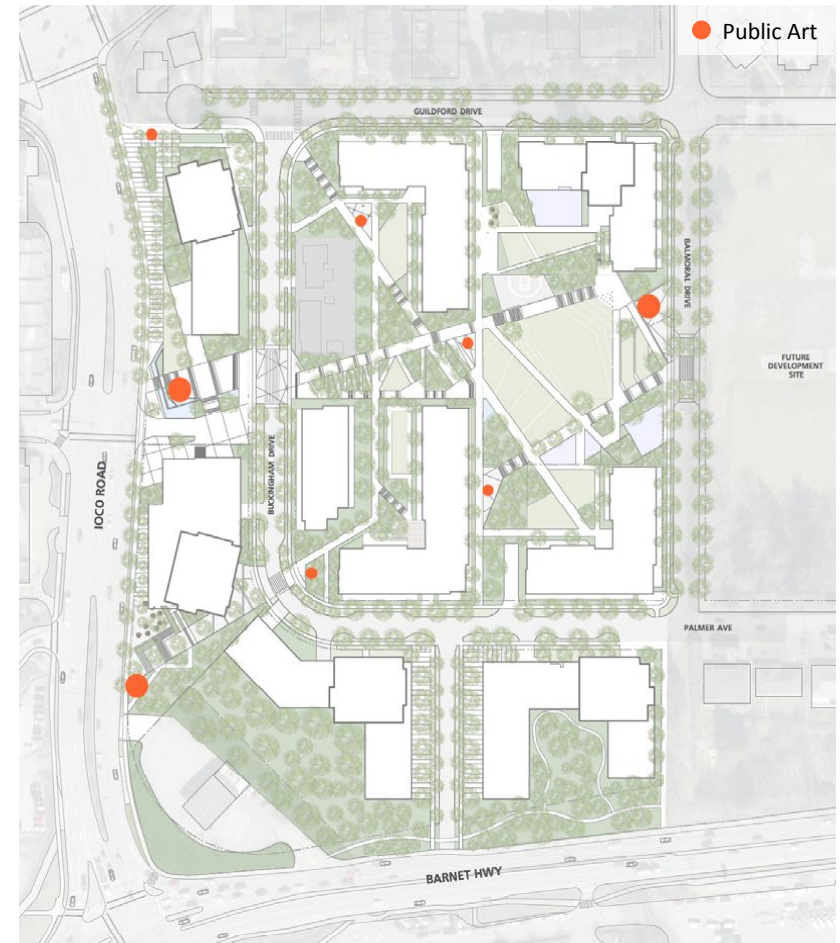
# NEW PUBLIC ART

- \$2 million in public art\*
- Located on site

\*Number is approximate.



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# RANGE OF HOUSING OPTIONS

\*All numbers are approximate.

**2,900 new homes\***

**175 below market rental homes\***

**Residential low rise buildings (6-storeys)**



**Residential and mixed use high rise buildings (37 to 40-storeys)**

**Housing for families, young professionals, downsizers, and singles**



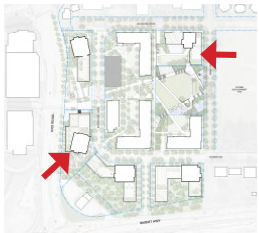
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# LOCAL SERVING RETAIL

- 10,000 square feet of retail\*
- For local residents and the surrounding community

\*Number is approximate.



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# NEW AMENITY SPACES

- 20,900 square foot central amenity space for new residents\*
- Pool, fitness facilities, sports court, party rooms, lounges, and other amenity spaces

\*Number is approximate.



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View from loco Rd looking northeast

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# NEW DAYCARE

- 8,000 square foot daycare\*
- Will accommodate approximately 75-100 children

\*Number is approximate.



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# SUSTAINABILITY

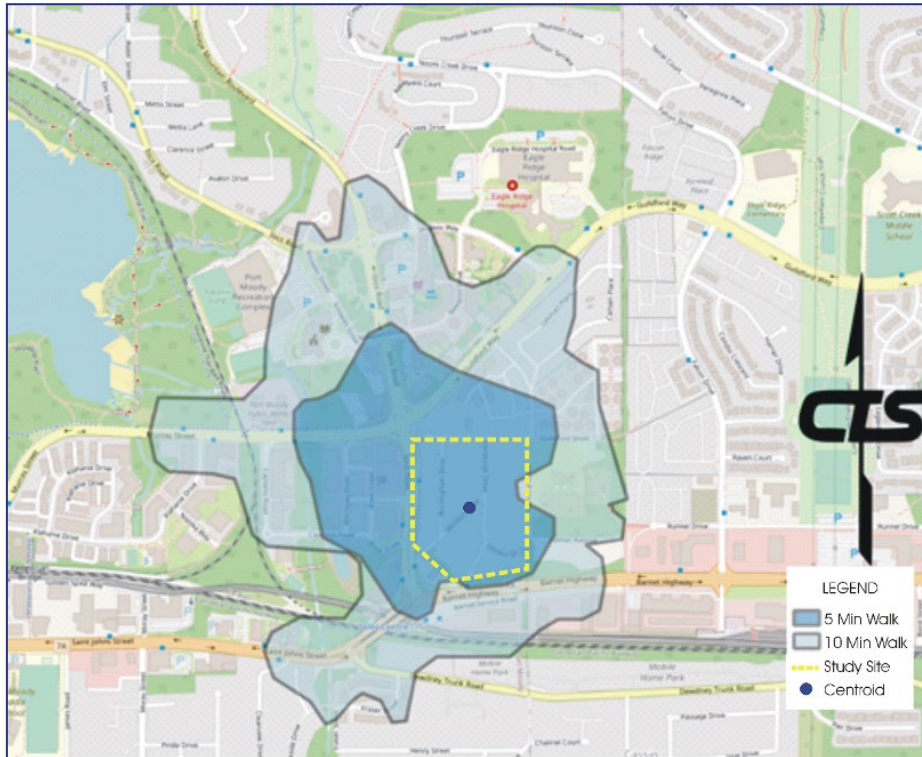
- Vision is for a sustainably designed master planned community
- Potential to utilize rainwater management on-site
- Potential for buildings to meet high energy performance standards
- Opportunity to utilize local products, building systems, and manufacturing where possible



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# TRANSPORTATION STUDY - TRANSIT, CYCLING, AND WALKING



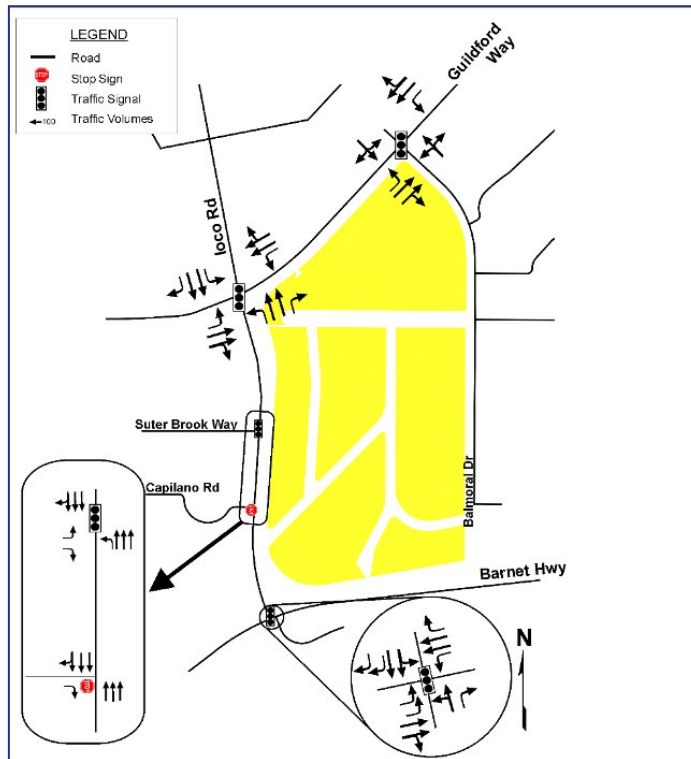
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- Within a **5 – 10 minute walk** to Inlet Centre SkyTrain Station
- **Improved pedestrian and cycling connections**
- **Transportation Demand Management Measures**
- Proposed parking variance will contribute to **increased transit use, walking, and cycling**
- Vehicle **trips per home to and from the site will be less than typical** for Port Moody

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# TRANSPORTATION STUDY - VEHICLE TRIPS

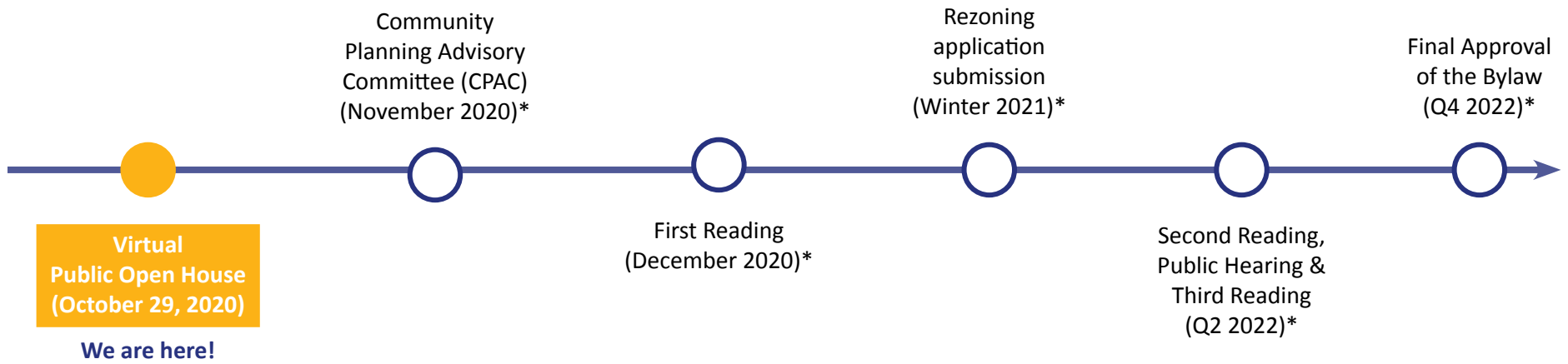


- City of Port Moody **staff provided input** on study
- **Future conditions** with and without Wesgroup Coronation Park Development were **evaluated**
- **Without Coronation Park development**, due to other area development, several **key intersections will require improvements**
- With Coronation Park development, in addition to area development, **access opposite Suter Brook Way will spread out impact**, and no additional improvements will be required
- An interim, phased development of Coronation Park was also considered and found that **some development can proceed in advance of future new road connection to Barnet Highway** in the City of Coquitlam

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# PROPOSED NEXT STEPS



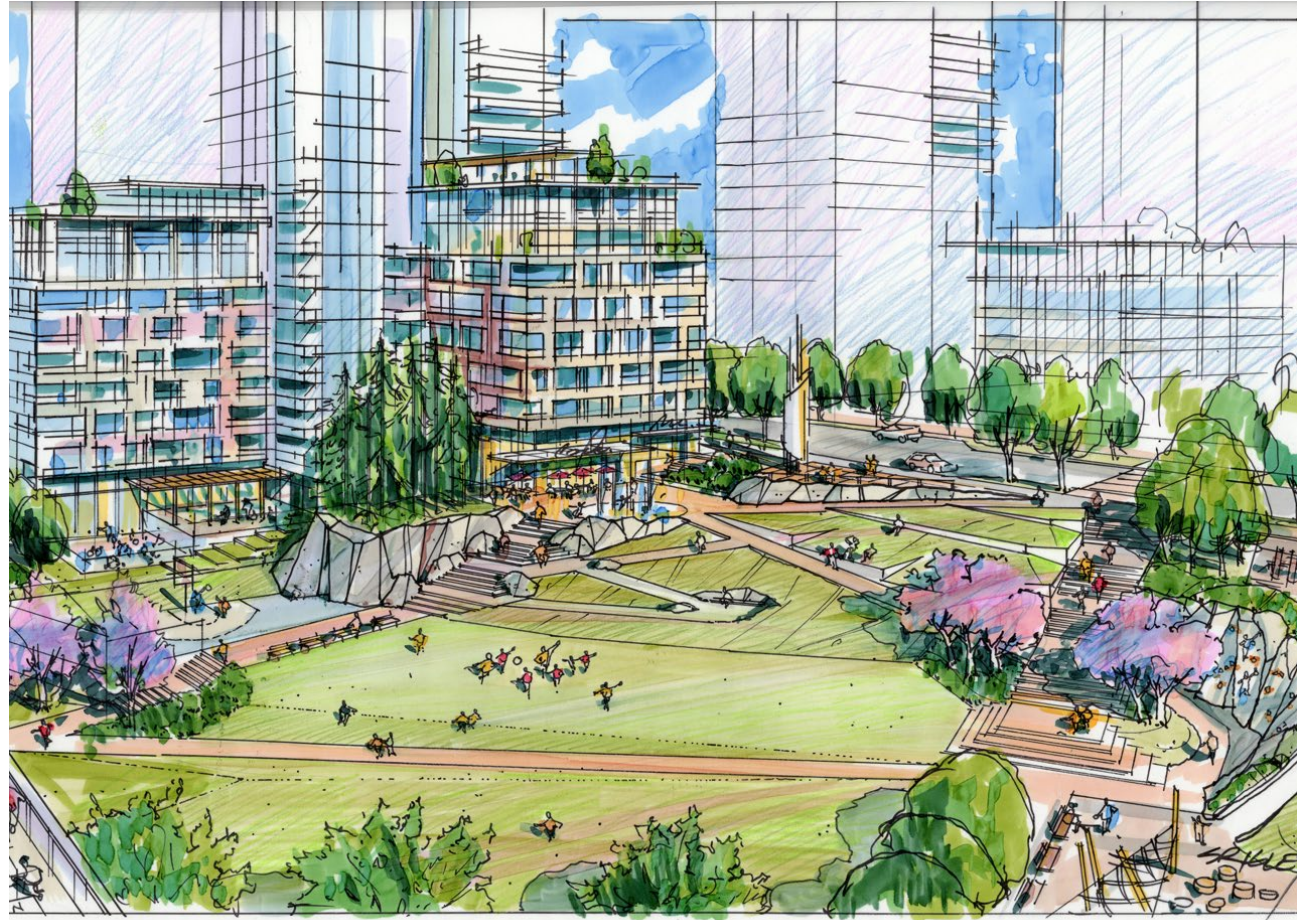
\*Dates are to be confirmed and subject to change

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# Q&A

Enter your questions in the Q&A section (click Q&A on the bottom bar of zoom)



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# APPENDIX F - Q&A TRANSCRIPTION

#	Question
<b>12:00 - 1:30 pm online open house</b>	
1	Hello, will this be recorded for people who cannot attend both sessions?
2	are we all muted? cant tell!
3	difficult to hear speaker, more volume please
4	Please clarify 'no maximum density' as just quoted by current speaker. The mayor has advised he has density concerns hence not updating the OCP to allow for Eagle Point and Highland to list their property with hopes of selling to a high rise company.
5	What is driving the departure from the neighbourhood plan, developed just three years ago?
6	Where are you expecting most of the vehicle traffic to pass through. Many of the surrounding areas around Coronation Park are used to reduced traffic.
7	The 20-minute community was referenced and this relies on existing city infrastructure and amenities for a small city sized population being proposed at this location. Aside from the park, what new amenities are being provided that will benefit residents of Port Moody in return?
8	First, the revised proposal looks great! But there has not been mention of the potential large scale redevelopment at the current site of the 88 balmoral place townhouses and 9 other houses north of guildford drive. Will you work together at all with the other potential developer and perhaps be able to share the asks of the city and make the neighborhood more cohesively planned?
9	Has the transporation study been released to the public?
10	could you pleae elaborate a bit on this water management coept
11	Does the proposal include a pedestrian overpass to the sky train station?
12	do you have another proposal without high rise buildings ( especially 37 to 40 storeys)
13	If the development went smoothly through the whole process when would you anticipate the units going on the market and how long to build the project out?
14	Have you done any studies on the effects of the height of the towers on the neighbouring properties?
15	Most residents will likely say the proposed towers are too high and the extra tower on the interior of the site should not be there. Is it feasible to develop the site with respect to the current neighbourhood plan at the heights identified (26-storeys)?
16	on the south entrance you've created on Edinburgh, will it have its own turning lane from barnet, entering Edinburgh. will a light be installed, or will it be non accessible to those traveling east

17	If you are intending to use Balmoural as a thru-way, what are you plans to to quiet traffic on Balmoural and Guildford. Guildford, in particular, is beginning to fill with traffic and there is already a challenge in regards to speed. As a side point there 3 schools, a daycare and a hospital with out patients who use transit and need to cross the road.. Do you have a plan in regards to guildford?
18	Why do the towers need to be 40+ stories vs surrounding which are approx 28?
19	Thank you,
20	OCP was amended in 2017.
21	Has council been kept up to date on the progress? Because to be quite honest I was shocked at council's performance....
22	The RM-6 zone in Coquitlam is their predominant high-rise zone and has NO high restrictions. What height is likely to be seen on the Coquitlam school site directly behind Coronation Park? I think it is likely that the towers are higher on the Coquitlam School site than Coronation. Do you agree?
23	Re: last question was regarding meeting with council on May 22nd
24	Are there any concerns with Eagle Ridge hospital being able to meet the increase in population?
25	Why do the towers need to be 40 floors vs surrounding area at 28?
26	Andre:
27	Will there be underground parking on site of the development?
28	Mr. Boel, can you please confirm when the OCP was amended for the neighbourhood plan in Coronation Park?
29	Andre I understand that there are no proposals yet on the table for The Balmoral and Highland Park sites. You answered you would look at proposals when they come in. However in the event this proposal for Coronation park was approved as proposed then what would your envision of future planning look like for these two adjacent sites?
30	Thanks all, I really appreciate you putting this on. Good luck with CPAC!
31	Thanks! You folks are doing a great job.
32	is there a plan to widen Barnet Hwy and St. Jones which are used as east-west connector by the residents of Coquitlam, Port Coquitlam and other cities at the east
33	Just out of curiosity, I've heard sometimes in developments like this residents can get somekind of priorty placement for a unit...
34	Appreciate the forum.
35	Thank you

6:00 - 7:30 pm online open house	
	Is the public park space over a parkade?
36	Will there be tree retention achieved in the public park?
37	Are all properties secured other than the two properties on Buckingham?
38	Could you just clarify the future road connection again and which developments would be responsible for which connections. Which connection would Wesgroup be responsible for?
39	What is the total number of new residents planned for this site?
40	Has there been any positive progress with City council on amendments to the OCP since May?
41	I am concerned about the tower on the northeast corner, it is at the highest point of the site and having a 40 story tower there will be extremely overwhelming to the neighbouring area. I would prefer it be a lower tower (possibility the 10 story) and the difference spread around the rest of the site
42	If the projected timelines play out, when would pre-sales begin?
43	Another comment is, has there been any consideration for having event power near the park area? It appears to suit well for many community events like concerts where the audience will sit on the lawn to enjoy the event
44	Do all the storey heights shown include the podiums or are the podiums in addition?
45	Are there any plans for a pedestrian overpass somewhere in the southwest corner area to aid residents in accessing rapid transit which is located on the other side of the street?
46	Can you comment on the impact of Covid19 is having on the reduced demand for condos (especially highrises) and more people want low-rise and/or single homes
47	How many estimated above ground parking spaces for the City owned Public Park ?? Are the residences going to fill up these spaces instead of paying for a parking space in their buildings
48	What is being proposed for the old school site? What are the heights of the towers on there?
49	After being a resident in Port Moody for numerous years. I am looking forward to this development to begin and contribute to the growth of city. I am curious How many potential commercial units would be available or is this residential only?
50	As someone who lives across the street from the northeast side with the 37 storyboarding. How do you foresee our properties sunlight being affected ?
51	How much of a parking variance are you envisioning? Spots per unit?



52	I live in this neighbourhood and I really like the design that you have put together. I live at one of the furthest parts of the neighbourhood from the Skytrain, and it takes only six minutes to walk to the station. So while overpasses likely are not needed, is there a plan for how person foot-traffic will flow through from Coquitlam's eventual development to your proposal?
53	Has the addition of a right turn lane added to the intersection of balmoral and Guildford to accommodate the extra volume at the main access point t mo the whole coronation park community? At pick times, Guildford way has the priority and we can be waiting on balmoral for quite a long time if you are behind someone that wants to turn left onto Guildford.
54	Looks great, thank you.
55	I live near the proposed site and really love your design and development plan. What can Port Moody residents like me do to communicate our support for this project and ensure that city council does not hinder progress?
56	Looks really great! Thanks, and hope to see this proposal move forward with support from the city
57	Thank you! This looks amazing. I really find the design to be modern and a perfect blend on nature within the city.

# APPENDIX G - ONLINE COMMENT FORM

## COMMENT FORM

We are accepting comments until November 1, 2020. You can fill out a comment form or email your comments and questions to [openhouse@poonigroup.com](mailto:openhouse@poonigroup.com)

First Name

Last Name

Email \*

Address

Phone

☐

I want to receive project updates.

Continue

The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?

The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?

Is there anything else you would like to add?

Back

Submit

# APPENDIX H - COMMENT FORM TRANSCRIPTION

Comment Form #	The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?	The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?	Is there anything else you would like to add?
1	No I think everything is covered we had many opportunities to give input when involved with creating the new OCP	Yes housing options need to be available for people of all abilities. I think terracing the heights up the hill with tallest buildings at the top so more people/homes get western afternoon sun and water views would be better. Ultimately the developers would know best it's in their best interest to give a great planned community that attracts people, raises the value of city and sells their new homes faster and for more.	It looks good to me please fast track this project I live in Coronation Park and we all have been in limbo for too long. Our homes are our biggest investment and this wait and see and then wait some more has been very stressful.
2	I saw the open house and I was very impressed with the layout, the amount of park space and I loved the idea of daycare. I would love to see another small grocery like a Kin's market or Farmer type markets.	The 40 stories seems high but my understanding is that was to compensate for more affordable housing and further green space, so that is good.	Yes, I would like to see low rises at least 6 stories and plenty of underground parking. My understanding is parking is very limited in Suterbrook for current owners.
3	Looks good! I hope that a playground area is included in the new community park. Given the "Coronation Park" name of the neighbourhood, would be fun to see the city get creative with a castle-themed playground area there.	The proposed density looks quite suitable for a neighbourhood just steps away from the Inlet Centre Skytrain station.	As residents of the Balmoral Place townhomes in this area, our family enthusiastically supports this development proposal from Wesgroup. Coronation Park is an area that we love, but the liveability has really declined here in recent years as homeowners and residents have waited in limbo for the city to fully articulate goals and plans for revitalizing this area. This proposal from Wesgroup represents a huge step forward towards the well-designed, family-friendly, walkable, and transit-oriented neighbourhood we hope will be the future of Coronation Park.
4	Thank you for adding a daycare.	I appreciate the variety of options in housing. Young families and Seniors need options at different price points.	Thank you for your diligence and commitment to adding vibrancy to Port Moody and the Tri-Cities.
5	The amenities proposed sound great, as you could probably take care of a number of errands without leaving the site. - The park space looks well designed, so you can easily move through, or wander through the site at your leisure. - I do think the addition of a hardscaped area would be nice, as you could use it for community events (festivals, food trucks, etc.)	- I would support more height on the proposed towers, and even an additional tower on the site, if that meant that there would be more amenities, park space, or rental housing available - Considering what it offers, I think this is the perfect location for a proposal like this - I believe the gateway section has the chance of being more celebrated, if one of the two towers is allowed more height. - I do think it is unfortunate that the market rental housing has disappeared, as this would help address the missing middle - I appreciate that the below-market housing proposed has been increased - I would like to see more variation/identity between the buildings, so they don't all look the same.	- I think the design of the proposal has really handled the site's slope well - The green roofs on the podiums are nice, as they create a more pleasant environment - I think there should be a better pedestrian connection to Inlet Centre Station, and that there should be better cycling and walking infrastructure generally - I would like to see rideshare vehicles in Port Moody as well - Considering the skytrain, amenities, and retail proposed, I don't think that there needs to be as much parking as what is being proposed



Comment Form #	The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?	The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?	Is there anything else you would like to add?
6	all good	all good	<p>just look at all the various forms of public transit, within 1 or 2 km's our future is all about moving people. it's a no brainer to develop the site. plenty of park space within 1 or 2 km's</p> <p>seems like we've been talking about this site for 6 years???? it's about time to say yes, let's get on with it. we are already behind. if the developer is willing, able and has the cash? why haven't we started????</p>
7			
8	We feel you have addressed all the issues.	We like the new proposal .	Not at this time.
9	Coronation Park is so close to the other types of store a person will need such as The Bay at Coquitlam Ctr. The smaller stores add atmosphere. I enjoy walking around Newport Village and think that the retail in this proposal will be much the same.	It is a good mix. I think the low rise buildings make good use of the slope of the land. The high rises are not close together. Hope the residents get a chance to purchase!!	Thankyou for all the work you have done and will be doing. I really enjoy the updates and via Zoom was very convenient. (I am tempted to be optimistic.) It has been a long haul for me.
10	I support this proposal. The design is a good one and creates a functional neighbourhood with its own green space, community centre, commercial space, etc. The mix of high and low density is reasonable. It includes affordable housing which will attract young families. I believe the developers have put a lot of thought into this project and covered all of the bases.	The design the developers have come up with is an attractive one and will fit in well with the neighbouring areas (Suter Brook and NewPort).	Nothing else.
11	Pub, cafe, restaurant, possibly some form of recreation centre.Perhaps	Higher & denser closer to train station. Balconies.	Perhaps have the park space broken up to a degree. A portion in another area of CP. Hanging out area, play ball area, kid play area...
12	I think the park space adds to this area and will be well used by the new Coronation community. Love the idea of a small coffee shop or small food business to the one side of the park. Daycare is always a good idea for the residence.	I prefer the taller building heights over the low rise buildings as they keep the look more open not closed in. A variety of home sizes is good for all ages of society.	The project looks great. Look forward to seeing more.

Comment Form #	The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?	The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?	Is there anything else you would like to add?
13	I find it hard to understand that the piece of land dedicated to the City of Port Moody for a Park - is meant basically for the residents only. There is no provision for parking for anyone else to use this park, and has limited streets and even more limited on street parking. If you cannot walk or bike to this park - I guess you do not use it. It is just a glorified pedestrian walkway for future Coquitlam residents to access the Sky-Train.	The mix of housing is good but not sure about the 37 storey building at the corner of Guildford and Balmoral. Very high for that corner when you look at the overall picture. Some of the 6/4 areas could be higher. A lot of green space. A very nice view for the future Coquitlam residents. But this is Port Moody.	I did not like the renaming of one Street - Edinburgh Drive to Palmer. (street that is very short and in Coquitlam) It does not reflect Coronation Park
14			
15		I believe the proposal is a good one. It looks like it is going to be a very functional neighbourhood, close to all amenities, and actually very well done. I like how the developer is dealing with the change of grade, especially with the green space they have designed. I love the idea of the community centre.	I support this proposal. I believe it will be good for the community. The design is attractive and covers green space, affordable housing, commercial and, I believe, will attract people to the area.
16	The proposed amenities sound amazing, it looks like it will almost be its own city within a city. - it would be nice if there was some hardscaped plaza space, for food trucks, plays and that sort of thing  - The park looks to be The right balance of functional and aesthetic green-space	I'm really disappointed to see The market rental housing eliminated, not everyone can, or wants to, become a homeowner - I think there's easily room for another tower on The northwest corner of The green section, and I would support such a building if it resulted in more park space, amenities, or rental housing - I would support more height for one of The two towers in The gateway section to better celebrate this area, and it would help further differentiate The two buildings (there needs to be more variety in The tower heights generally) - this seems like The perfect development for this location - Glad to see The below-market housing has been increased, and it would be wonderful if there was a band of homes for people with average incomes too	- I think this concept is much improved over the prior submission (though I am disappointed the rental housing has been eliminated) - I think the sloped nature of the site has been well handled - There really needs to be better cycling (protected bike lanes), and walking infrastructure in the general area - There should be a better pedestrian connection to the Inlet Centre Station (though I feel that's the responsibility of whoever oversees Barnet Highway) - I feel the public realm along Barnet Highway feels like an afterthought, while loco Road is treated so nice in comparison. It would be wonderful to see retail or office space to improve this stretch - It would be great to see ride share vehicles come to Port Moody - Given the nearby SkyTrain station, current and future retail areas, proposed amenities, as well as the nearby rec centre, I don't feel that much parking is needed here, certainly not for the suites and 1 bedroom homes at least. - I appreciate the green roofs on the podiums, as it creates a more friendly environment to look down on from those who will live in the towers

Comment Form #	The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?	The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?	Is there anything else you would like to add?
17	I think the development looks fantastic and you have done a great job at including many different aspects for the residents.	At first the 40 story towers seemed excessive but after seeing the design I believe the towers will fit in nicely and it will bring the density that Metro Van needs. Nothing will stand out once polygon's towers are in the background.	Bravo on a difficult job well done.
18	I think that the proposal has been well thought out. I like the expanded park through the middle and the ability for pedestrians to travel through the park area to the more retail and neighborhood amenities, transportation, etc. When I vision the retail options, it would be awesome for coffee shops; art stores; bakery etc. I would hope that the park area would include benches for people to enjoy and sitting areas that include a small table near the bakery/coffee area.	I like the plan. It makes sense to increase the heights in order to expand the garden/park areas where people can enjoy the outdoors. The drawings and plan as proposed have an openness to the area that will allow residents and visitors to enjoy the outdoors. It will become a community within the community, welcoming to all. As a current resident of Coronation Park, I would enjoy living in this development where I can have all amenities close to me and still feel like there are outdoor spaces that are inviting to stroll and be in. It is important that families, young working professionals and seniors all have the ability to be part of the same community comfortably and I think this proposal does that. Once completed, I would be one of the individuals who could hopefully return to a home in this development. A great improvement to an area that is ready for change.	I think that the developer has showed great insight by proposing the layout in such a way so as to enhance the Port Moody City of the Arts environment. The changes to the loco corridor make sense to me so that it doesn't feel closed off and restrictive. It seems like the design makes great use of the topography of the land to make it both functional and pleasing to the visitor and the residents. I am fully supportive of this proposal and plan and hope that the City of Port Moody supports it as well. Change is inevitable and it is really encouraging to have a plan that really supports growth while keeping the attractiveness of the community for all residents.
19	The design should strongly favour public transit, walking, cycling. However, the added residents will increase car traffic. What is the plan for road improvements?		
20			
21	Given the developments size, in terms of daycare I believe it is essential to double the amount of daycare space available. As someone who works for SD43 in admin I see the lack of daycare spaces being made available while large developments with young families moving in are happening. This causes a cascade of issues with families moving to schools outside their catchment areas because they cannot get before and after school care and care for younger siblings. The park space should be increased to allow for adequate space for families to be able to gain access to green space. The size of the towers will put a huge strain upon already busy local outdoor parks.	The combination of low and high development is a good mix though the high rise structures should be lower in my opinion which would decrease some of the density. The high increase in density is going to also translate into high traffic volume through an area which is already very busy. This will effect the residents that already live in the adjacent complexes adversely.	In terms of sustainability I do not see a commitment to having sustainable energy in the project. It says potential to have rainwater usage and high energy standards. Is there a commitment to meeting green building requirements using scales like the LEEDS rating system. This should be fundamental to a new build in this day and age.



Comment Form #	The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?	The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?	Is there anything else you would like to add?
22	The neighbourhood as planned seems to have planned for amenities that would be required for all residents that would be living in the neighbourhood. A neighbourhood park provided for small children such as playground areas would seem appropriate. However you have Rocky Point area within walking distance that should be taken into consideration.	The proposed housing looks as if it satisfies all types of requirements for residents of various ages and abilities.	Asking for the opinions of the sellers of the properties, who do not intend to live there seems somewhat pointless. Planning engineers and architects who have experience in designing a neighbourhood would be more appropriate.
23		I support the taller tower heights in exchange for more green space. I think the added housing close to the skytrain and both Suter Brook and Newport village makes good sense.	
24	As a local resident I look forward to more close by amenities but I'm concerned about adding this volume of people to the local area. Local attractions such as rocky point park, buntzen lake, brewers row are already bursting at the seams, especially on a sunny Saturday in the summer. These new residents will likely want to enjoy the best of what Port Moody has to offer too but I worry that this small city doesn't have the capacity for that.	I think 40 stories, especially at the high point of the site is just too tall and will forever change the skyline of the city. It will be all people are looking east. I think the taller towers make sense around the main roads of the Barnet Highway and loco road, but the 37 story tower at Balmoral and Guildford end of the site is in a far more residential area and will not fit in.	I'm concerned about Balmoral drive eventually becoming a cut-through to the Barnet. Spend one afternoon rush hour there and you will see that drivers already speed up the hill and around that corner. I live in Eagle Point and would like to see some traffic calming measures and footpath improvements so the area stays safe for pedestrians and cyclists. The surrounding complexes house a lot of families so safety is a top priority for us.
25	I noticed that there will be a pool in the amenities building. I always felt that Port Moody needed a public pool. Could a larger public pool be incorporated if it were included in the proposal?	I know there is some pushback on the heights of the Towers? I personally do not see why Port Moody has kept with 26 story maximum? It makes for a very boring skyline and seeing as how the proposed development is right on the edge of Port Moody why wouldn't there be taller buildings? It also makes a lot of sense having less towers and more park space! Imagine if suterbrook had less towers In exchange for higher towers and green space that currently doesn't exist. I think Port Moody needs to look past 26 stories and realize allowing higher towers is a benefit for a more diverse development.	As an owner of a property in coronation park we love how close we are to the daycare in suterbrook as well as walking to thrifties and the sky Train. The sky train is important to me as I take it to the airport to get to work at a fraction of the price of the \$100 cab fare.  I'm sure every resident of coronation park enjoys being so close to everything but it is also very selfish of us living in detached houses so close to a sky train. This is an old neighborhood with old houses Built back in the 60's that cost a fortune to heat And need costly updates like new windows, siding, paint jobs, shingles etc. Me and my family want to move on and would like to see this rezoning process move along with as little hiccups as possible. We are tired of living in limbo
26	We think that it looks very professional and that a lot of thought has been put into what looks like a very family oriented community setting. Love it!	Exactly was is stated above, that it will be a versatile and inclusive community for all. Exciting times for the city of Port Moody.	We think that it looks like a great plan for the future of the city where more people will get to live in and appreciate the beauty of Port Moody in a family oriented setting.

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27	I think that these added amenities are necessary if the projects is going ahead.	I feel that the 37-40 story towers are too high. As someone who will be living in close proximity to this project. I would not like to see towers that high in this proposal. I would prefer that they stick with 26 as a max. Other than that I like the varying housing types.	I understand that traffic studies have been done but when taking into account this project and the polygon project there is no way that traffic is not going to be affected. It already, pre-covid, takes me 25 minutes to get from one end of Port Moody to the other in rush hour. I understand that the traffic studies looked at the four intersections surrounding the project but we need to look wider. I also agree with the comment from the session last night about the schools. I understand that the city projects the numbers out 10 years but if we wait until this project is build to start building new school it will be too late. Also all of the land to build schools on will have high-rises by that point. Overall I think that there are a lot of pro's to this project however I think that the best spin was being put on the answers to the questions that were presented and it doesn't sound like the issues are being addressed.
28	To who it may concern, I was not able to attend the online open house because I work long shift work hours in health care and neither of the times where I could attend. However even with not attending I can see that this is a bad idea and one that I oppose. With only one way out of the neighbourhood it would be crazy to add 2900 new homes as well businesses. I certainly would not agree to this plan going ahead. Thanks William McIvor	A bad idea!!!!	This cannot happen!!!!
29	I think you have a good mix. A neighbourhood pub is always a good thing	Housing mix is fine, I'm sure the city will want more affordable housing Heights are fine, better to go up rather than out	You've done a fantastic job your proposal. This development will be an asset to Port Moody. The density that has been proposed for this location (sky train at its door step) is spot on. Looks like it would be a great place to live. We'll keep a eye out for when pre sales start. Keep up the good work
30	We don't have a movie theatre in the City, it would be great if you can plan for a small movie theatre complex within one of the buildings, similar to Scotiabank's Cineplex in Burrard, Downtown Vancouver.	As long as it is a walkable community. Similar to Newport Village. Please try to make a similar design with a central plaza as opposed to Suter Brook which has no gathering spaces.	Given the scale of the project, try to make it inclusive for all residents of Port Moody, not only to the buyers of the new development. Maybe an open air theatre for live performances?

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31	Everything included already I believe speaks to all the people in Port Moody and will be great additions	All the ranging sizes of towers is great to add interest to the skyline of Port Moody and will give residents different options for the style of living they would like.	I have moved away from Port Moody and would love the opportunity to move back and I think this development would help me get into the market in Port Moody.
32	I think you have done a wonderful job increasing the park as well as adding a community amenities building. Would love to see a park across the street in the Polygon site adjacent to the Coronations Park. Lets hope the City of Coquitlam thinks the same way.	You seem to have covered all aspects of housing. Great job.	I think this is a perfect spot to increase height (40 stories)and density. This area does not block view corridors for any adjacent areas. The proposal looks wonderful. Keep up the good work.
33	I'm happy with the configuration of the park in this plan. Also happy to see a daycare opening onto the park. I think it's definitely important to see good local retail options such as coffee shops etc.. These will make for a more cohesive community	I think there is a good mix of housing in this plan. It's great that there are 1, 2 and 3 bedroom options so there is space for single professionals all the way to families.	It would be great to see tributes to Coronation Park's history built into the new neighbourhood. From the current configuration in the rough shape of an R as a salute to the queen to the castle names for streets. Event further back into history as a large farm area. Some ways to have continuity with the history going into the future would be a really nice touch.
34	I think these are all great benefits. Not sure we need anything else in this part of the city given so many other amenities are close at hand.	The housing is well thought out and I think the project does much to provide housing option. The building heights are fine ... I like the way in which the project has gone taller rather with more green space and fewer towers. Why not have a signature tall tower of 70 stories and get ride of another tower	I think the overall scheme is beneficial in many ways but I really think that the east-west green connection to the park is a very strong design element. It might be that the real art piece could be a pedestrian bridge that allows for an easy connection to Sutter Brook.
35	Do you have any retail stores in mind or committed as yet.	The height of 40 storeys is a little worriesome for sunlight in Newport Village and Suterbrook. Especially in winter.	I just wanted to say what a good presentation it was. Very informative and lots of information. Thank you
36	I think a foot bridge connecting the inlet sky train station, coronation park and Suter Brook is very important.	Excellent.	



Comment Form #	The Coronation Park proposal includes several public benefits, including a neighbourhood park, daycare, resident amenities, and local retail. What are your thoughts on these benefits? Is there anything else you'd like to see included?	The proposal for Coronation Park includes a range of housing options in varying building heights, suitable for all ages and abilities. What are your thoughts on the proposed housing?	Is there anything else you would like to add?
37	Sounds great.	Sounds great.	<p>I am a homeowner of one of the properties that would need to be developed on. We moved into this house 5 years ago, just a few months before we were approached by London Pacific about the sale to a developer. While we were not keen on moving again soon, we also didn't really have any sentimental attachment to the place; we would sell for the right price.</p> <p>Fast forward 5 years and we are still sitting in this ridiculous limbo of "will it happen, or won't it". We have zero stability at the moment, and can't plan for our future in a feasible way, since we don't know where we will be living. We can't do any major work on the house for fear of wasting money, yet we need to do some major renovations soon for safety reasons. And now that it has been 5 years, and we have a 2 year old toddler... we are starting to become sentimental attached to the house.</p> <p>So this message is to our city council. The people that live in these homes are actual, real live people, with real families, real stresses, and real futures. Every time you take a ridiculously long time to move forward with a step or make a decision, or change your minds, or miss your own fucking deadlines for the THIRD OR FOURTH time, you are literally screwing up our lives a little more each time, which is literally the opposite of your job descriptions.</p> <p>I plead with you, for the love of God, get this shit done. Make a decision.</p>
38			
39			
40	Everyone wants to see more park space and resident amenities. But not at any cost. Not at the price of 40 story towers. We do not want to turn Port Moody into Brentwood.	It is simply too much. Too many people! Too many towers. Too high towers.	It would be so refreshing to see a developer bring in a plan that fit the OCP. Why does this never happen? Why do you ask for the height of towers to be raised from 26 stories to 40 stories?
41	Overall looks good, as long as you can ensure amenities and facilities for all age groups are available. I am concerned as to whether or not we have enough school spaces available for families with young children.	Regarding the proposed height of the towers, recent applications to the city for taller buildings, do not seem to get a favorable response. i.e. 30+ story. The overall layout looks very attractive and well thought out.	The initial artist/architect renderings look very attractive, and will fit in quite nicely with the existing landscape in the area. Look forward to future updates on the project.

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42		It is great to see different housing options. It would be nice to see creative design of layout that maximize space use. Otherwise, people would complain it is not affordable. Eg: junior 2 or 3bdrm in Vancouver	I still feel the road access for cars is not good enough for this kind of development. Since the Edinburgh/Barnet access is only temporary, and right/right only. Palmer is a long way to go. Suter Brook Way shouldn't be just for parking/garage access only, it should be made to aerial road to relieve traffic.
43	These benefits are great and well thought out. Can't think of anything to add.	I like the different height buildings offered. All towers would feel too much and too dense.	I like that Wesgroup has really thought about the needs of the community and working with the city/council to try and achieve them.
44	These benefits are really great and will be a tremendous asset to Port Moody.	I am please to see a variety of buildings also I like the idea of the towers as they will allow for more green space and possible rooftop gardens.	It's great to see a company such as Wesgroup putting time and thought into this redevelopment project.
45	As a mother of two, I struggled to find daycare in this city when my children were young. It excites me that there will be a daycare for the young working families in the city. I love the design and the interesting layout of the park. What a great opportunity for open space and local art.	I really loved the conscious thought of having several different housing options to cater to all types of people.	The proposal really made me excited for our City. I loved how the development adds to the Inlet centre. The opportunity for growth and the addition of the public benefits, I believe, adds greatness to the City.
46	I would like to see more high rises in this area. Daycares should be along St. John's as it is the business side of Port Moody. There is NO parking available in this area for businesses. They would not succeed here. Especially daycare in such a busy area...	I would like more high rises. As OCP states. We would benefit more from high rises. This way our extremely high taxes living in run down area would finally benefit us and us only. No one else would get a piece of our pie.	Just put more high rises in and let's get going on developing this area before we all die waiting for any development. City talking about these plans for too many years...wasting time. Let's put this into action.
47	These amenities are very positive and some, like the park and retail, will benefit the surrounding community as well. The connection to nature through the public park space is also a very attractive feature.  This community is particularly dog-friendly, incorporating some elements catering to pet owners (ie. Dog park/off-leash area) would likely be well utilized.	The proposal incorporates varied heights and forms creating a more livable feel. I can see this attracting a varied demographic from first-time buyers to young families and downsizers.	The surrounding neighbourhoods (Newport and Suter Brook) have a distinctly connected and community feeling. There is a lot of activity at the street level where retail and public spaces are well suited to serve the local residents. I'd like to see this kind of community feeling develop in the Coronation Park neighborhood as well.  Lastly, more housing options located within walking distance of transit is always appreciated!
48	These are all great benefits to include in the Coronation Park area. The City of Port Moody has gone through a number of improvements to bring this wonderful little city back to life. All of this will just add more beautification to an already beautiful area.	Again, great idea! The more options the better to have an all inclusive mindset.	Happy to see this happening as this is an area I'd consider moving to in the future.
49			There is no way 30-40 story high rises should be in this community. I hope the city doesn't approve that.

# APPENDIX I - EMAIL TRANSCRIPTION

#	Content from Email
1	<p>Hi</p> <p>Comments and questions on the proposed development – for context we are condo residents in the Newport Village development for the last 4 years, after some 25 years as single family dwelling owners in the Harborview area of Coquitlam. i.e – longtime residents familiar with the Tri-Cities.</p> <p>Questions ( to both) :</p> <ol style="list-style-type: none"> <li>1. What is the proposed mix of retail and commercial for Coronation Park(CP) compared to that of Newport Village and Suterbrook percentage wise? We are concerned that the if not similar % the increased population may put more stress/crowding on the existing retail/commercial within the two existing areas. ie CP should be able to carry its own.</li> <li>2. Is the proposal contain enough commercial space such that jobs may also be sited in CP – ie not all expecting them to be commuting to Vancouver?</li> <li>3. Is planning for schools in sync with the OCP and this development in particular?</li> <li>4. Does the daycare spaces have any linkage to population usage esp. in view of promised \$10/day daycare?</li> </ol> <p>Comments to City Planners:</p> <ol style="list-style-type: none"> <li>1. Recreation space in the town centre area is now tight Port Moody – Rocky Point Park is under much pressure and use. The OCP growth does not provide the level of park space that attracted residents who bought into Port Moody. Younger people/families are moving here to escape the “Yaletown” syndrome for family raising, we do not need to recreate Yaletown in Port Moody.</li> <li>2. Does the old mill property development plan include significant extensions to Rocky Point Park?</li> <li>3. Kudos for rejecting Fraser Health’s earlier proposal to add towers to their properties at Eagle Ridge Hospital and reserve it for longer view needs for healthcare space in the Tri-cities area.</li> </ol> <p>Comments to Both:</p> <ol style="list-style-type: none"> <li>1. Tower height should remain in the 20’s not pushing 40 floors and “low rise” should peak at 6 not 10 – more in keeping with Suterbrook and Newport.</li> </ol> <p>Community Planning Advisory Committee</p> <p>I would be interested in volunteering for that committee if that is open in any way at this time or would be interested in future. Please advise on process for that. By way of experience I am a semi-retired utilities engineer having spent 12 years with the Metro Vancouver Regional District as a water/sewer utility manager, and some 27 years with BCH so I have a very good understanding of municipal infrastructure and many of the municipal policy issues.</p>
2	<p>My wife and I have been long-term home owners in Port Moody (23 plus years) and participated in Wesgroup’s recent video presentation on Oct. 29, 2020 re Coronation Park.</p> <p>We are generally supportive of a mixed-use development at Coronation Park as proposed by Wesgroup, with the following exceptions:</p> <ol style="list-style-type: none"> <li>1. The height of high rise condos should be limited to the existing approved OCP (no exceptions). We feel the 40 storey towers proposed by Wesgroup would negatively impact Port Moody’s existing skyline, and create excessive density to the area and provide even greater traffic congestion than currently exists.</li> <li>2. There needs to be adequate underground parking provided for the new development so that new tenants do not need to illegally park in Newport or Suterbrook (which already has inadequate parking for current tenants and local residents, and has had to implement significant improved parking security).</li> <li>3. Traffic issues need to be further investigated, i.e. this proposed development will likely cause significant increased congestion around Balmoral/Guildford, Rocky Point and access to Barnet Highway. (It would be very naive to believe that the bulk of new residents will only take public transit to their work locations or shopping/recreation needs.)</li> </ol>



3	<p>Please pass on the following input to the City of Port Moody regarding the recently submitted OCP amendment for Coronation Park.</p> <p>My name is [REDACTED] and I live directly adjacent to Coronation Park. The OCP amendment put forward by Wesgroup is in line with the concepts of transit oriented developments where properties within 400-800 metres of a skytrain station should hold higher densities in order to maximize the benefit of rapid transit. The TOD concepts are generally accepted by the municipalities within Metro Vancouver. The City of Port Moody should accept this increase in density if it wants its current and future residents to benefit from the recently completed skytrain route through its City. When the evergreen skytrain routes were being debated/researched, the City of Port Moody advocated for the line to run along St Johns Strather than the other routes through Coquitlam. This to me means that the City was advocating for higher densities back when the evergreen line was being planned. It would be hypocritical to now say the City has all the density it desires and wants the areas around the skytrain to remain low density. If the City of Port Moody holds the position that the proposal Wesgroup is putting forward has too much density, they are essentially saying that they want to limit the amount of people who would benefit from the skytrain. In other words, the City of Port Moody wants all the benefits of a skytrain route through its City but wants it only for a limited amount of people. In my opinion, the City has a responsibility to maximize the amount of people within Metro Vancouver who benefit from having rapid transit, not limit the value of the skytrain investment already made. If the City wants to limit the density in Coronation Park, it should have expressed this position back when the Skytrain routes were being planned. Please accept this Wesgroup proposal, as it is your responsibility for the people of Metro Vancouver and future residents of Port Moody.</p>
4	<p>Questions:</p> <ol style="list-style-type: none"> <li>1. How does the developer intend to alleviate impact on traffic and facilities as a result of the increased density?</li> <li>2. How will the developer contribute to the community?</li> <li>3. Does the developer intend to be a good corporate citizen by not starting at 0700 hours in the morning 6 days a week and routinely seeking variances to start even earlier and operate later? There is a lot of construction in Port Moody. The current citizens are entitled to enjoy their peace and quiet which is next to impossible with construction 6 days a week, 10 hrs and upwards a day.</li> </ol>
5	<p>To whom it may concern,</p> <p>I am writing in regard to the proposed Official Community Plan Amendment for Coronation Park submitted by Wesgroup.</p> <p>First, it is great to see a dense proposal close to Inlet Centre Station. We need density close to Skytrain stations. That said, the applicant is requesting an OCP amendment to allow for additional height. This is stated on the applicant website, albeit in a finer print than any of the other project details, but they do not state exactly what the amendment is that they are requesting. Can you please clarify this? This information should be added/clarified on the applicant's project website. In my opinion, the website functions more as a marketing tool than a tool for public consultation.</p> <p>If the OCP amendment is approved, the additional density and land value uplift will have an impact on public amenities and infrastructure demands. What is the applicant proposing to address this impact? I feel that there should be a public amenity contribution made to offset the additional demand that is on par with at least 50% of the land lift resulting from the OCP amendment, should it be approved (this is over and above any density bonus). I urge Council not to approve this application without there being a significant contribution to public amenities. The existing public library, while a great community space with excellent staff, is not very large. And the recreation centre (considering usage pre-Covid) will not be able to accommodate the additional demand.</p> <p>Second, the site has a significant slope. Please ensure the applicant works with the grade and steps the buildings to avoid above grade parkades and high retaining walls. These do not make for a pleasant pedestrian environment.</p>

6	<p>Comments Regarding the Open House for Coronation Park, Port Moody</p> <p>The Project site is ideally located in the heart of the lower mainland in an area with draw to families and people with moderate incomes. Providing more housing of all types and sizes will enable more households to establish themselves. Market housing fills an important role on the housing spectrum.</p> <p>However, while we acknowledge the cost of providing additional public benefits, including a neighbourhood park, open space, public art, a daycare as part of the development, we believe that more non-market rental housing should be provided in this project to truly achieve its stated objective of achieving a mix of housing options.</p> <p>Given the large size of the project a minimum of 20% of the project should be below-market affordable rental as opposed to the currently proposed 6%</p> <p>. The City should engage in a collaborative process with Wesgroup to explore mutually beneficial options to achieve this outcome. This may or may not include additional density as required.</p> <p>Lastly, regardless of the number of units the City of Port Moody should ensure that the long-term operations of these affordable homes will rest with a non-market operator to ensure that affordability is preserved in the long-term and assets stewarded for the benefit of the wider community.</p> <p>Best, Peer-Daniel – on behalf of BCNPHA</p>
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