

CORONATION PARK REDEVELOPMENT

OCP COMMENT RESPONSE PACKAGE

JUNE 11th, 2021

WESGROUP + CICOZZI
ARCHITECTURE

TABLE OF CONTENTS



DESIGN RATIONALE	3
CITY COMMENT RESPONSES SUMMARY	5
DENSITY, BUILDING HEIGHTS AND SITE PLANNING	9
Density Distribution	
Tower Reconfiguration	
Programming + GFA	
URBAN DESIGN	14
Wellbeing Principles	
Architectural Design	
HOUSING	16
Affordable Housing	
Rent-to-own	
Unit Mix	
EMPLOYMENT FLOORSPACE	17
Employment Generating Floorspace	
Local Shopping Options	
Multi-use Office/Light Industrial	
PUBLIC PARK	19
Open-space Configuration	
TRAFFIC AND ROADS	20
Proposed Road Network	
AMENITIES	21
Amenity Commitments	
Park Amenity	
Community Garden	
Purpose Built Amenity Space	

DESIGN RATIONALE

Located beside the Inlet Centre Skytrain station, Coronation Park is a phased, mixed-use development that reshapes 15 acres of existing single family residential area into a series of open park spaces and podium gardens amid low and high-rise residential buildings incorporating office, retail and amenity programs. This project aims to transform the site into a more connected, pedestrian-friendly, sustainable, and vibrant community.

After the comments received by Council at First Reading in January 2021 and the inclusion of previous property holdouts, the design of Coronation Park has undergone a drastic transformation since the last submission. The new master plan explores new design opportunities to open-up and increase the public park area by 160% while integrating a variety of proposed programs within the central public realm. In doing so the new plan proposes an 87% reduction of internal roads, and relocation of the overall massing to the external perimeters of the site to engage the surrounding roads and context. The resulting 4-acre+ public park consists of large open areas defined by generous pedestrian paths that provide connectivity through the site.



DESIGN RATIONALE(CONTINUED)

The main connection through the site and public park is focused on linking the southwest corner of the site to and from the Inlet Centre Skytrain station. A city-owned pedestrian overpass is being proposed to help bridge pedestrian access.

Secondary connections are proposed to and from the City of Coquitlam's residential neighbourhoods to the east; the existing commercial/residential development to the west across Loco Road; and the intersection of Loco Road and Guildford Way to the northwest. The proposed improvements to the public realm optimize connections to nearby rapid transit service and enhances local walkability to adjacent neighborhoods.

A 6-storey rental building is proposed consisting of 80-100 rental units, with 10% to 20% reserved for seniors. Two residential towers, an additional 53,000 sq.ft. of retail space and 29,248 sq.ft. of office space are proposed along the Loco Road frontage which serves to activate the pedestrian experience. A vibrant commercial frontage is interwoven with residential and leisure programs consisting of residential amenity, restaurant, daycare, and office programs on the upper level and providing local job opportunities and shopping/dining options.

Other supporting public programs, such as City-owned turn-key space and small retail programs proposed in the northeast podium and west entrances of the public park, enable everyone to celebrate the natural scene overlooking the park.

January 2021 City Comments & Design Responses

ITEMS	CITY COMMENTS	ACTIONS/RESPONSES	ILLUSTRATION REFERENCES
1.1	How the density is distributed on the site, taking into account building height, massing, built form, and grade transition, including where towers are located, the number of towers, and how tower heights transition across the site between loco Road and Balmoral Drive.	<p>Towers on loco Road reduced from 40 storeys to 26 storeys.</p> <p>4-storey podium retained on loco Road.</p> <p>Towers on Barnett Highway reduced from 40 & 37 storeys to 26 & 31 storeys.</p> <p>All other podiums remained a maximum 8-storey height.</p> <p>One 31-storey tower added mid-way along Balmoral Drive.</p>	Refer to page 9 and page 10
1.2	Pull back project residential density to closer alignment with the community plan vision, with most towers not to exceed 26 storeys.		
1.3	Explore reconfiguration of towers from east to west with taller towers situated to the east.	Towers are now stepped down from east to west.	Refer to page 11
1.4	Staff work with the applicant to bring the Gross Floor Area (GFA) to an amount representative of the tower heights and overall project density as directed by Council	Additional commercial, retail, and office services(105,956 sq.ft.) provided to balance residential GFA(2,177,122 sq.ft.), reducing the residential density by 9.2%.	Refer to page 12
1.5	Ensure that the properties in this part of the neighbourhood that are not part of this application are left with a practical development potential in the future.	Significant holdouts on Buckingham have been added to the site plan.	Refer to page 13
2.1	Investigate designs for mitigating impact of high rises on social connectedness/mental health.	<p>Happy City, a planning and design firm that works at the intersection of wellbeing and the built environment, was hired to assess the site and analyze preliminary plans with a focus on social connectedness and mental health in a high-rise development.</p> <ul style="list-style-type: none"> Happy City developed wellbeing principles to guide the project. <p>Happy City and Wesgroup conducted public engagement and stakeholder interviews to</p> <ul style="list-style-type: none"> Gain a deeper understanding of how design and programming that support social connectedness and mental health can be achieved from the perspective of local residents Ensure design and programming recommendations reflect Port Moody's values and aspirations. <p>Happy City conducted a stakeholder workshop where participants:</p> <ul style="list-style-type: none"> Reviewed the principles, preliminary wellbeing analysis and engagement findings and subsequently Developed strategies and actions that will foster social connection and support mental health in a context-sensitive manner. <p>The activities detailed above have been compiled into (included in this application) a wellbeing framework that would guide Coronation Park's development.</p>	Refer to page 14

January 2021 City Comments & Design Responses

ITEMS	CITY COMMENTS	ACTIONS/RESPONSES	ILLUSTRATION REFERENCES
2.2	Advise the applicant that interesting and innovative architectural design should be a component of the Coronation Park development.	<p>The built form is comprised of a series of podium blocks divided by a finegrained pattern of pedestrian passages and the internal street and laneway network in order to improve connectivity for users. The podium form along loco Road steps back to major plazas in order to create larger feeling, inviting spaces.</p> <p>The towers are spaced appropriately from each other to ensure privacy and solar penetration into the open space network of the site.</p> <p>The energy performance requirements of the new BC Step Code, which requires innovation in sustainability, in tandem with the Port Moody market will guide the form of development into the future. Wesgroup's goal is to create architectural design that evokes Port Moody and pushes the envelope in the way of livability and design.</p>	Refer to page 15
3.1	A stronger desire for OCP compliance than affordable housing via subsidy to the applicant	Below Market Housing Units have been removed from the project to allow the total residential area to be subsequently reduced. Additionally, the inclusion of market rental housing and Rent-to-Own has been added to help diversify the options for affordable homes.	Refer to page 16
3.2	Rent-to-own as an alternative to the affordable housing component	Any residential tenant of Wesgroup can start saving for their own Wesgroup home to purchase after 12 months of renting. The longer the rental occupancy, the more the discount grows towards a future Wesgroup home. Wesgroup understands that buying a new home is a big life step, and becoming ever more difficult. The Beyond Rent concept was designed to help facilitate and encourage the transition from renting to owning. More details of this program will be developed as the project advances.	Refer to page 16
3.3	Improve family-oriented unit mix and options	Currently Wesgroup have successfully delivered a wide variety of rental homes available all over the Lower Mainland. There are different locations, various sizes and prices to fit any budget. Through the Coronation Park detailed rezoning stages Wesgroup plans on establishing a healthy blend of both smaller low cost units and larger (2+Den & 3 Bedroom) options to add family oriented inventory for Port Moody Residents. As detached homes become increasingly unobtainable for most, a 3 bedroom townhome or apartment unit can help bridge the gap as residents space requirements change and families grow.	Refer to page 16
4.1	Opportunities to increase the amount of employment generating floorspace	A 35,000 sq.ft grocery store and a 18,000 sq.ft. drug store has been introduced to the project, as well as additional commercial retail space along loco Road. These additions will significantly better the current street-front while providing jobs and additional options for shopping for nearby residents. Inclusion of smaller CRUs also allow the opportunity for micro-retail. Port Moody is home to many small business retailers, and continuing to provide ample space for these start-up retailers is critical to help foster and encourage residents to launch brick and mortar businesses.	Refer to page 17
4.2	Increase accommodation of essential local shopping options in light of increased demand from the project	<p>Smaller storefronts are, by nature, more reminiscent of local mom-and-pop shops with the home-grown feeling typical of Port Moody retail. Merchants can often find themselves becoming involved in the community and by tailoring inventory and decor to reflect the region it's located in. Wesgroup is committed to providing these types of retail space.</p> <p>On both Balmoral Drive and loco Road, smaller and fine grained retail is envisioned. This will enhance the diversity of commercial opportunities, and achieve in part, the "high street" character envisioned for loco Road.</p>	

January 2021 City Comments & Design Responses

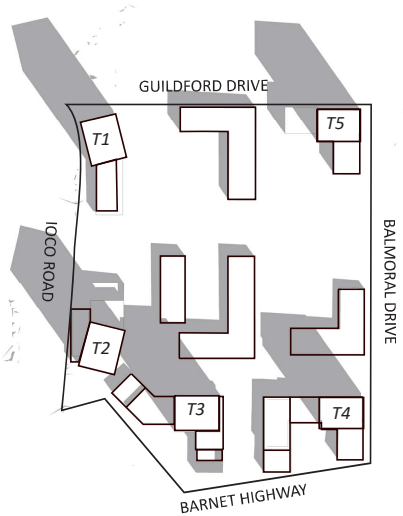
ITEMS	CITY COMMENTS	ACTIONS/RESPONSES	ILLUSTRATION REFERENCES
4.3	Expand offices & light industrial space allocation to be better aligned with councils jobs to population ratio guidance	<p>Potentially add 29,000 sq.ft. of multi-use office space with a wide variety of uses including some form of bio-tech and/or non-traditional office uses that allow for flexibility and evolution of what the workplace may look like in 20-40 years. A major focus of this updated application is the inclusion of office space. Medium sized office floorplates are planned, which can be demised to appeal to many organizations offering a multitude of business and job opportunities. A full range of uses will be developed around the increased employment generating floorspace. These will include offices, retail / commercial shops and services, restaurants and cafes, and residential homes.</p> <p>In order to achieve the goals of developing key new sectors, having high quality jobs, providing employment opportunities for residents, the Economic Development Committee (EDC) recommends working towards a target 'jobs to population ratio' range of 0.35 to 0.42. The lands in their current use are 100% residential. This proposal includes an addition of 115,456 sq.ft. of commercial density(C.R.U., daycare, office,retail) which would be a net gain. This scheme considers an additional 97,106 sq.ft. of commercial space (previous application submission: 18,350 sq.ft.). This 5.3x increase will result in roughly +/-540 additional jobs which significantly improves on the previous application as this site is in a primarily residential zone as indicated in the OCP.</p>	Refer to page 18
5.1	The amount and configuration of the public park space versus the semi-public open space	Private open spaces are located atop the podiums, serving the residents and office users. Programming will include gardens, lawn areas, children's play areas, outdoor fitness areas, urban agriculture, areas for contemplation, outdoor kitchen, and a variety of social and interactive gathering spaces.	Refer to page 19
6.1	Completion of the Transportation Impact Assessment and determining how its findings influence the project	Transportation Impact Assessment is underway and will be used to inform further design development.	Refer to page 20
6.2	A road network and grading plan be considered that varies from that included in Corporate Policy – 13 6410-2019-01 – Coronation Park Development Application Requirements	Improvements to the peripheral and surrounding bicycle network are also critical to allow for bicycle commuters to safely and conveniently pass near or through the subject property. The bicycle network should achieve one or several of the design principles set forth in the Happy Cities report and provide provisions for intuitive use. Additionally, considerations for encouraging multi-modal sustainable transportation should be included, such as bicycle lockers and end of trip cyclist facilities.	Refer to page 20
6.3	Conversion of as much existing road network to park as possible	<p>By moving the towers to the corners of the site, we have converted existing road network to open parks and quieter private roads.</p> <p>87.2% of existing roads removed.</p> <p>The design has been modified to provide more emphasis the South-West corner, including the overpass which Wesgroup is willing to work with the City on. Costs of the overpass to be negotiated out of CAC or other means provided by the City.</p>	Refer to page 20

January 2021 City Comments & Design Responses

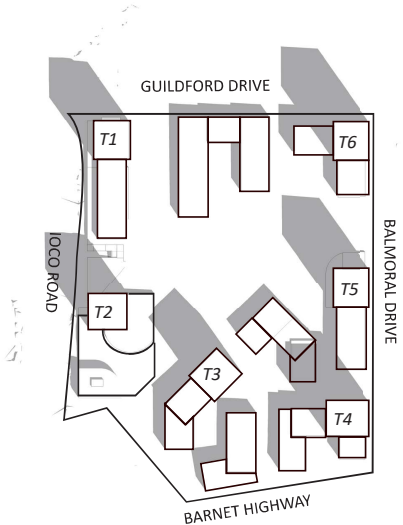
ITEMS	CITY COMMENTS	ACTIONS/RESPONSES	ILLUSTRATION REFERENCES
7.1	Inclusion of the amenity commitments into the amendment Bylaw, based on a more thoroughly developed amenity package that can be viably delivered as part of the development	<p>From work, to wellness, the proposed amenities at Coronation Park contribute to a perfect multi-purpose living experience. From the Lobbies to the courtyards and rooftop park spaces, all common areas will welcome residents to lounge or work in a comfy seating nook. You are encouraged to make yourself at home, interact with neighbours, and connect with community. Critical in combating the loneliness epidemic that has become so evident in the last 24 months.</p> <p>The amenity commitments will also feed an active lifestyle with variety. Full fitness studios provide everyone plenty of space and, along with cardio equipment and weights, as well as separate yoga room. Sweat or stretch in spaces that motivate you and keep you happy and safe.</p> <p>Coronation Park, as part of the still-growing neighbourhood connected by trails, plazas, and parks, residents are just a short walk from shops, eateries, school and daycare, and other everyday conveniences. It has everything you would expect in a vibrant enclave.</p>	Refer to page 21
7.2	Increase voluntary amenity contributions toward nearby park maintenance	A number of parks will be provided as part of this development, including semi-public parks which will be maintained by the strata. Additionally, the increased tax base provided by this development will contribute to an increased budget for parks maintenance.	Refer to page 22
7.3	Staff encourage the proponent to provide a community garden within the development	Opportunities will be provided for the local community to grow and harvest their own food. These spaces are a tool for education through observation and conversation. Community interaction and knowledge sharing re-valuing of physical exploration and the growing sense of connection with the physical world in modern cities. Therapeutic gardening and exercise for the elderly, the lonely and the curious and the potential to contribute to a more participatory approach and create new pathways into topics that will make them more alive and connected with their food, environment and neighbours.	Refer to page 22
7.4	Staff discuss with the proponent the possibility of building the City purpose-built space (such as a library, seniors' centre, dog park, space identified by staff, performance space, etc.) within the development	<p>Purpose built space is being considered around the central park - potentially as an amenity centre co-located with daycare, outdoor activity, performance space and retail uses.</p> <p>We have allocated turn-key city-owned space in the northeast corner of the site. Size and programming yet to be determined (Approx 2000 - 4000 sq.ft.).</p>	Refer to page 22

DENSITY DISTRIBUTION

ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
1.1	How the density is distributed on the site, taking into account building height, massing, built form, and grade transition, including where towers are located, the number of towers, and how tower heights transition across the site between Ioco Road and Balmoral Drive	<p>Towers on Ioco Road reduced from 40 storeys to 26 storeys.</p> <p>4-storey podium retained on Ioco Road.</p> <p>Towers on Barnett Highway reduced from 40 & 37 storeys to 26 & 31 storeys.</p> <p>All other podiums remained a maximum 8-storey height.</p>
1.2	Pull back project residential density to closer alignment with the community plan vision, with most towers not to exceed 26 storeys	<p>One 31-storey tower added mid-way along Balmoral Drive.</p>



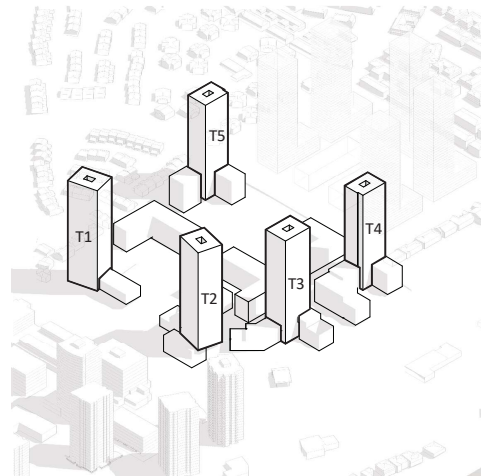
PREVIOUS SCHEME



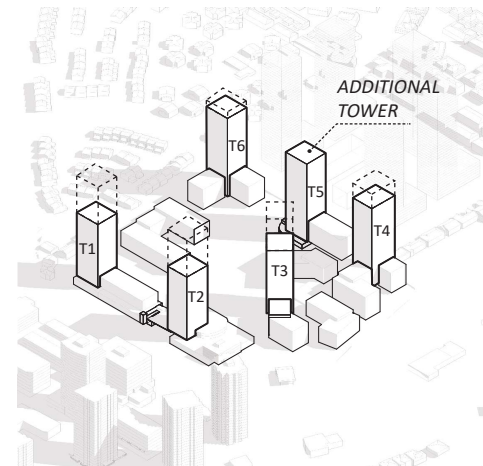
PROPOSED SCHEME

	BEFORE	AFTER
T1	40	26
T2	40	26
T3	40	26
T4	37	31
T5	37	31
T6	N/A	31

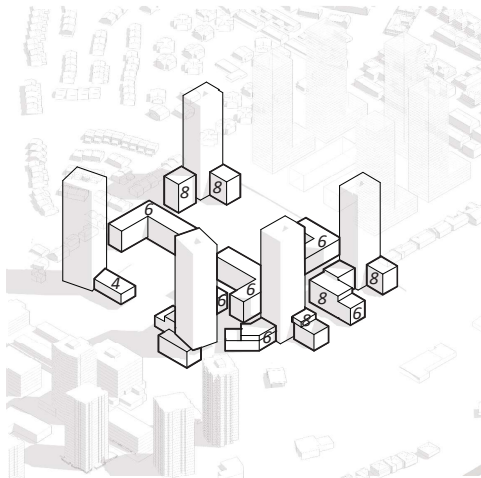
TOWER HEIGHT (STOREYS)



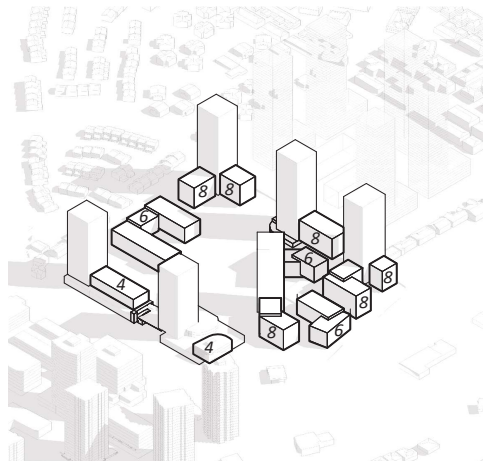
TOWERS - PREVIOUS SCHEME



TOWERS - PROPOSED SCHEME



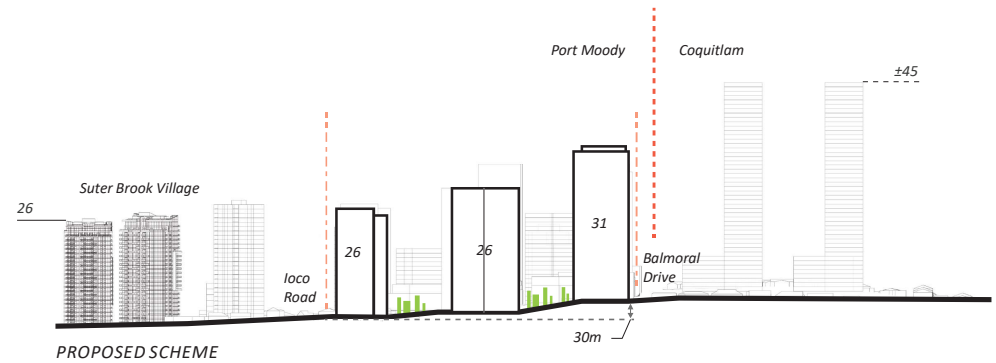
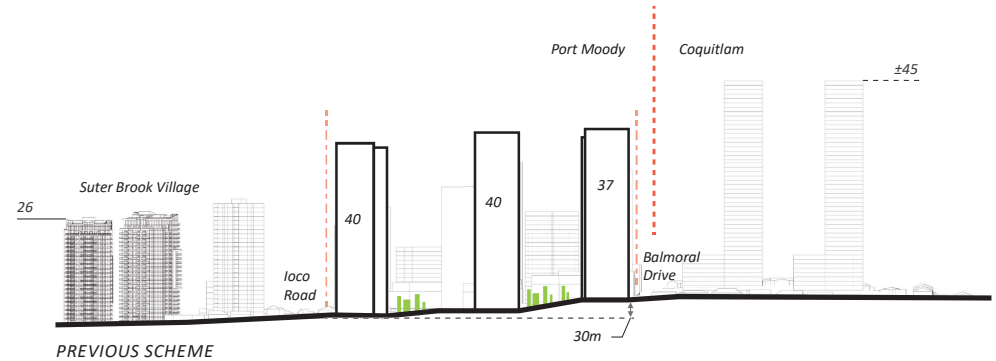
PODIUMS - PREVIOUS SCHEME



PODIUMS - PROPOSED SCHEME

TOWER RECONFIGURATION

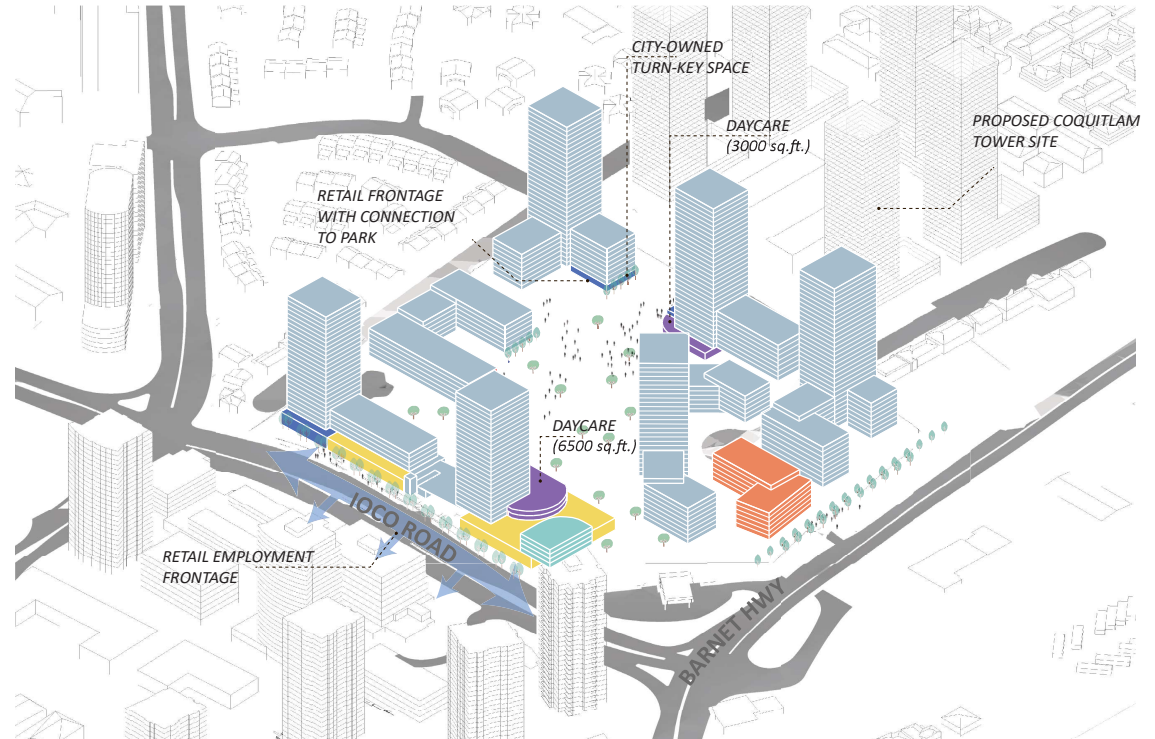
ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
1.3	Explore reconfiguration of towers from east to west with taller towers situated to the east	Towers are now stepped down from east to west.



PROGRAMMING & GFA

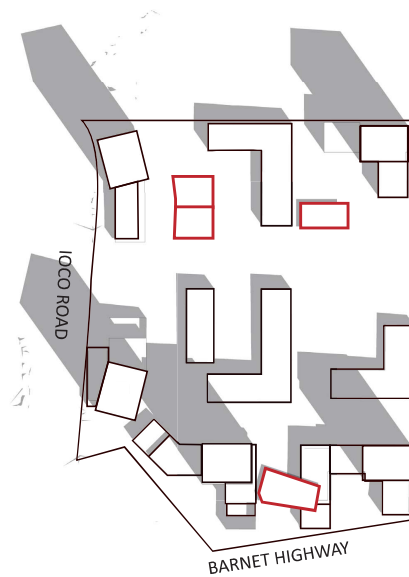
ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
1.4	Staff work with the applicant to bring the Gross Floor Area (GFA) to an amount representative of the tower heights and overall project density as directed by Council	Additional commercial, retail, and office services(105,956 sq.ft.) provided to balance residential GFA(2,177,122 sq.ft.), reducing the residential density by 9.2%.

	BEFORE	AFTER	
MARKET RESIDENTIAL	2,306,195 SF	2,093,372 SF	-9.2%
C.R.U./RESTAURANT	10,350 SF	23,669 SF	+128%
AMENITY/DAYCARE	28,900 SF	25,523 SF	-11.7%
OFFICE	0 SF	29,248 SF	+100%
RETAIL	0 SF	53,039 SF	+100%
RENTAL RESIDENTIAL	105,000 SF	83,750 SF	-20%
FSR	4.5	3.48	-22.6%



PROGRAMMING & GFA

ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
1.5	Ensure that the properties in this part of the neighbourhood that are not part of this application are left with a practical development potential in the future	Significant holdouts on Buckingham have been added to the site plan.



PREVIOUS PROPERTY HOLDOUTS



CURRENT PROPERTY HOLDOUTS

WELLBEING PRINCIPLES

ITEMS: City comments:

- 2.1 Investigate designs for mitigating impact of high rises on social connectedness/mental health

Actions and Responses:

Happy City, a planning and design firm that works at the intersection of wellbeing and the built environment, was hired to assess the site and analyze preliminary plans with a focus on social connectedness and mental health in a high-rise development.

- Happy City developed wellbeing principles to guide the project.

Happy City and Wesgroup conducted public engagement and stakeholder interviews to

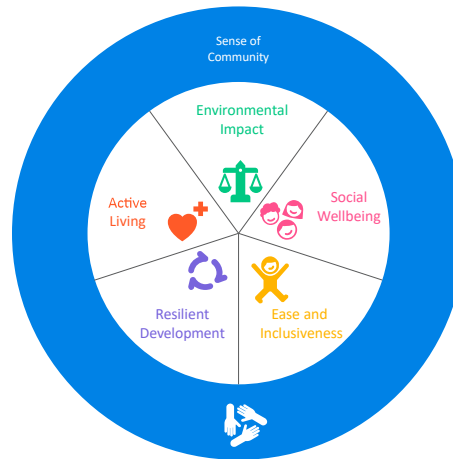
- Gain a deeper understanding of how design and programming that support social connectedness and mental health can be achieved from the perspective of local residents
- Ensure design and programming recommendations reflect Port Moody's values and aspirations.

Happy City conducted a stakeholder workshop where participants:

- Reviewed the principles, preliminary wellbeing analysis and engagement findings and subsequently
- Developed strategies and actions that will foster social connection and support mental health in a context-sensitive manner.

The activities detailed above have been compiled into a wellbeing framework that would guide Coronation Park's development.

WELLBEING PRINCIPLES



<p>Sense of Community</p> <p>Create a community that celebrates Port Moody's strengths and reinforces the emerging "made-in-Port Moody" design style to foster a sense of pride and community ownership</p>	<p>Social Wellbeing</p> <p>Provide a spectrum of vibrant and lively places that bring the community together and promote social encounters that foster meaningful relationships.</p>	<p>Ease and Inclusiveness</p> <p>Design accessible places where people of all ages and abilities have convenient options to fulfill their daily needs.</p>
<p>Resilient Development</p> <p>Create a mixed-use community that evolves with the changing needs of residents through flexible housing tenure options and an array of commercial space offerings.</p>	<p>Active Living</p> <p>Create a development where healthy active living choices are easy and appealing for everyone who lives and works in Coronation Park.</p>	<p>Environmental Impact</p> <p>Incorporate and celebrate natural systems that support wellbeing and environmental resilience, while also addressing the direct impacts that climate change can have on people.</p>

Potential Actions



Social Wellbeing
Design spaces to create a clear but gradual transition between private and public realms.



Ease and Inclusiveness
Co-locate services and activities for seniors and children to offer social opportunities and multi-generational support.



Active Living
Provide a variety of active recreational opportunities throughout the site.



Environmental Impact
Design spaces that integrate the built and natural environment to foster joyful and stimulating experiences.



Environmental Impact
Ensure that people can see or touch nature in their homes and throughout the development.

ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
2.2	Advise the applicant that interesting and innovative architectural design should be a component of the Coronation Park development.	<p>The built form is comprised of a series of podium blocks divided by a finegrained pattern of pedestrian passages and the internal street and laneway network in order to improve connectivity for users. The podium form along loco Road steps back to major plazas in order to create larger feeling, inviting spaces.</p> <p>The towers are spaced appropriately from each other to ensure privacy and solar penetration into the open space network of the site.</p> <p>The energy performance requirements of the new BC Step Code, which requires innovation in sustainability, in tandem with the Port Moody market will guide the form of development into the future. Wesgroup's goal is to create architectural design that evokes Port Moody and pushes the envelope in the way of livability and design.</p>

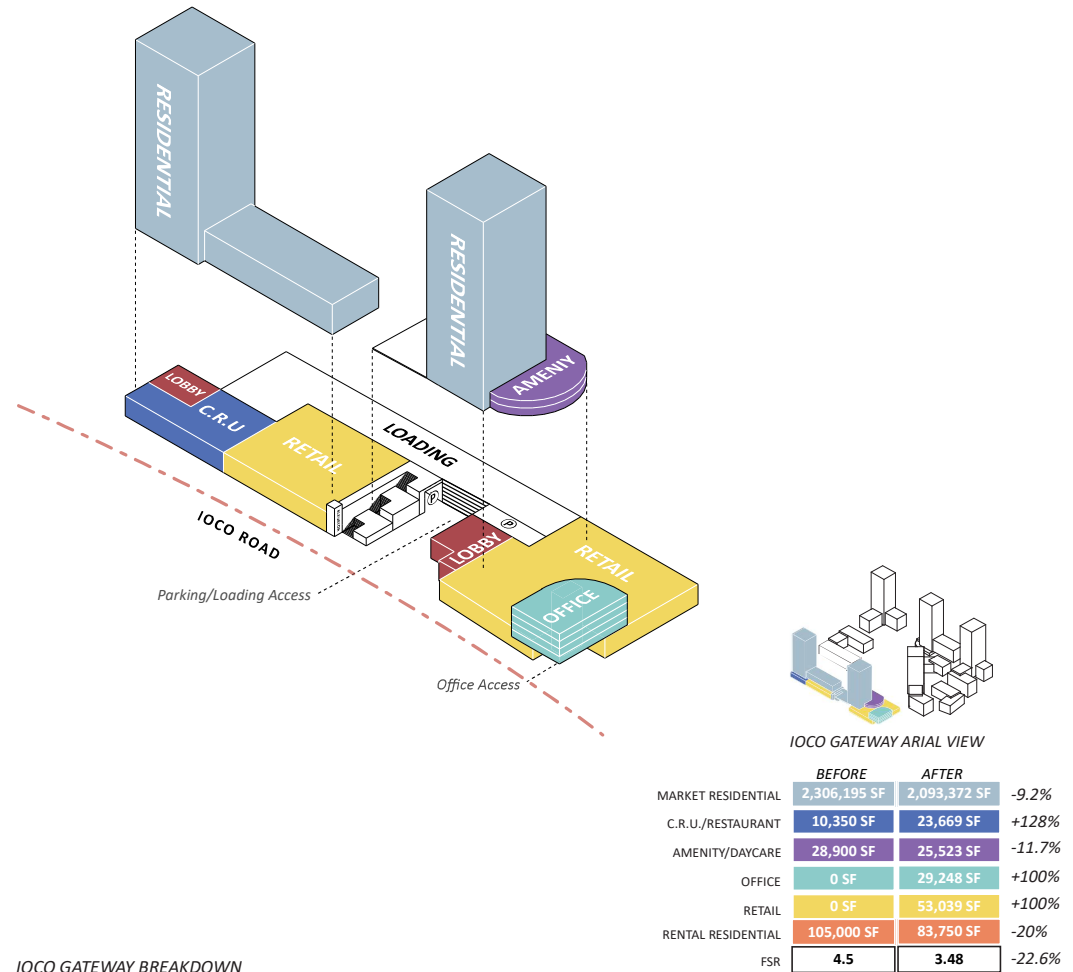


PRECEDENT IMAGES

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3.2	Rent-to-own as an alternative to the affordable housing component	Any residential tenant of Wesgroup can start saving for their own Wesgroup home to purchase after 12 months of renting. The longer the rental occupancy, the more the discount grows towards a future Wesgroup home. Wesgroup understands that buying a new home is a big life step, and becoming ever more difficult. The Beyond Rent concept was designed to help facilitate and encourage the transition from renting to owning. More details of this program will be developed as the project advances.
3.3	Improve family-oriented unit mix and options	Currently Wesgroup have successfully delivered a wide variety of rental homes available all over the Lower Mainland. There are different locations, various sizes and prices to fit any budget. Through the Coronation Park detailed rezoning stages Wesgroup plans on establishing a healthy blend of both smaller low cost units and larger (2+Den & 3 Bedroom) options to add family oriented inventory for Port Moody Residents. As detached homes become increasingly unobtainable for most, a 3 bedroom townhome or apartment unit can help bridge the gap as residents space requirements change and families grow.

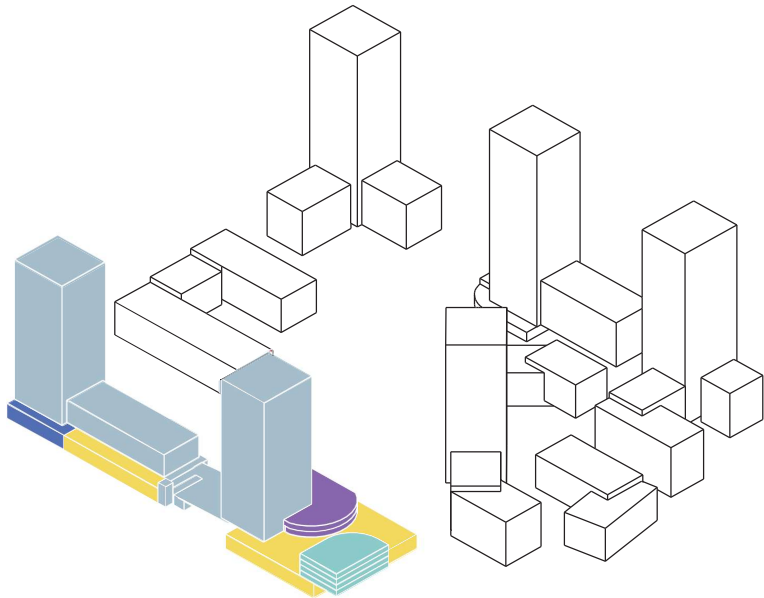


ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
4.1	Opportunities to increase the amount of employment generating floorspace	A 35,000 sq.ft grocery store and a 18,000 sq.ft. drug store has been introduced to the project, as well as additional commercial retail space along Ioco Road. These additions will significantly better the current street-front while providing jobs and additional options for shopping for nearby residents. Inclusion of smaller CRUs also allow the opportunity for micro-retail. Port Moody is home to many small business retailers, and continuing to provide ample space for these start-up retailers is critical to help foster and encourage residents to launch brick and mortar businesses.
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ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
4.3	Expand offices & light industrial space allocation to be better aligned with councils jobs to population ratio guidance	<p>Potentially add 29,000 sq.ft. of multi-use office space with a wide variety of uses including some form of bio-tech and/or non-traditional office uses that allow for flexibility and evolution of what the workplace may look like in 20-40 years. A major focus of this updated application is the inclusion of office space. Medium sized office floorplates are planned, which can be demised to appeal to many organizations offering a multitude of business and job opportunities. A full range of uses will be developed around the increased employment generating floorspace. These will include offices, retail / commercial shops and services, restaurants and cafes, and residential homes.</p> <p>In order to achieve the goals of developing key new sectors, having high quality jobs, providing employment opportunities for residents, the Economic Development Committee (EDC) recommends working towards a target 'jobs to population ratio' range of 0.35 to 0.42. The lands in their current use are 100% residential. This proposal includes an addition of 115,456 sq.ft. of commercial density(C.R.U., daycare, office,retail) which would be a net gain. This scheme considers an additional 97,106 sq.ft. of commercial space (previous application submission: 18,350 sq.ft.). This 5.3x increase will result in roughly +/-540 additional jobs which significantly improves on the previous application as this site is in a primarily residential zone as indicated in the OCP.</p>

**Drug Store: 40 - 45 Jobs*
**Grocery Store: 195 - 210 Jobs*
**Office: 8 Jobs per 1,000sf = ~235 Jobs*
**Standard CRU: 20 Jobs*
**Daycare 1: 12-15 Jobs*
**Daycare 2: 14-18 Jobs*

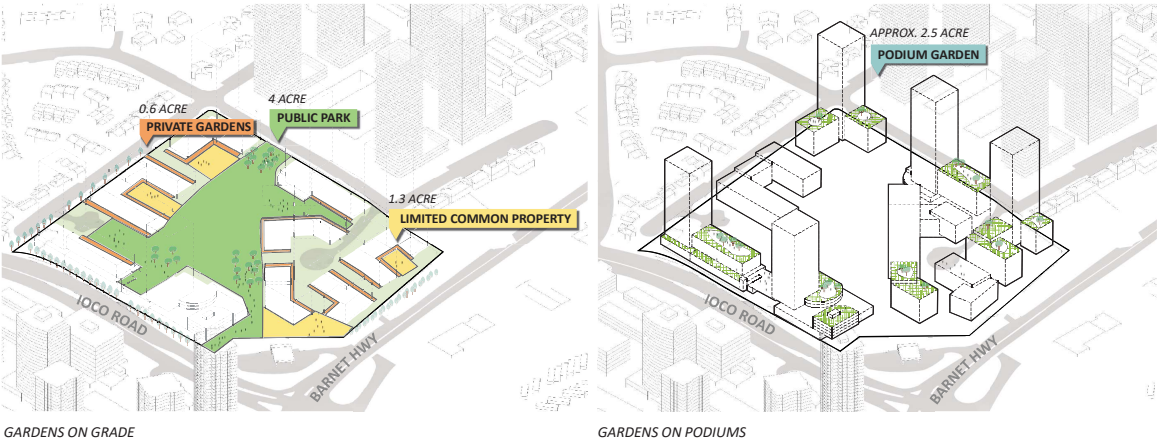


IOCO GATEWAY ARIAL VIEW

	BEFORE	AFTER	
MARKET RESIDENTIAL	2,306,195 SF	2,093,372 SF	-9.2%
C.R.U./RESTAURANT	10,350 SF	23,669 SF	+128%
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RETAIL	0 SF	53,039 SF	+100%
RENTAL RESIDENTIAL	105,000 SF	83,750 SF	-20%
FSR	4.5	3.48	-22.6%

OPEN SPACE CONFIGURATION

ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
5.1	The amount and configuration of the public park space versus the semi-public open space	Private open spaces are located atop the podiums, serving the residents and office users. Programming will include gardens, lawn areas, children's play areas, outdoor fitness areas, urban agriculture, areas for contemplation, outdoor kitchen, and a variety of social and interactive gathering spaces.

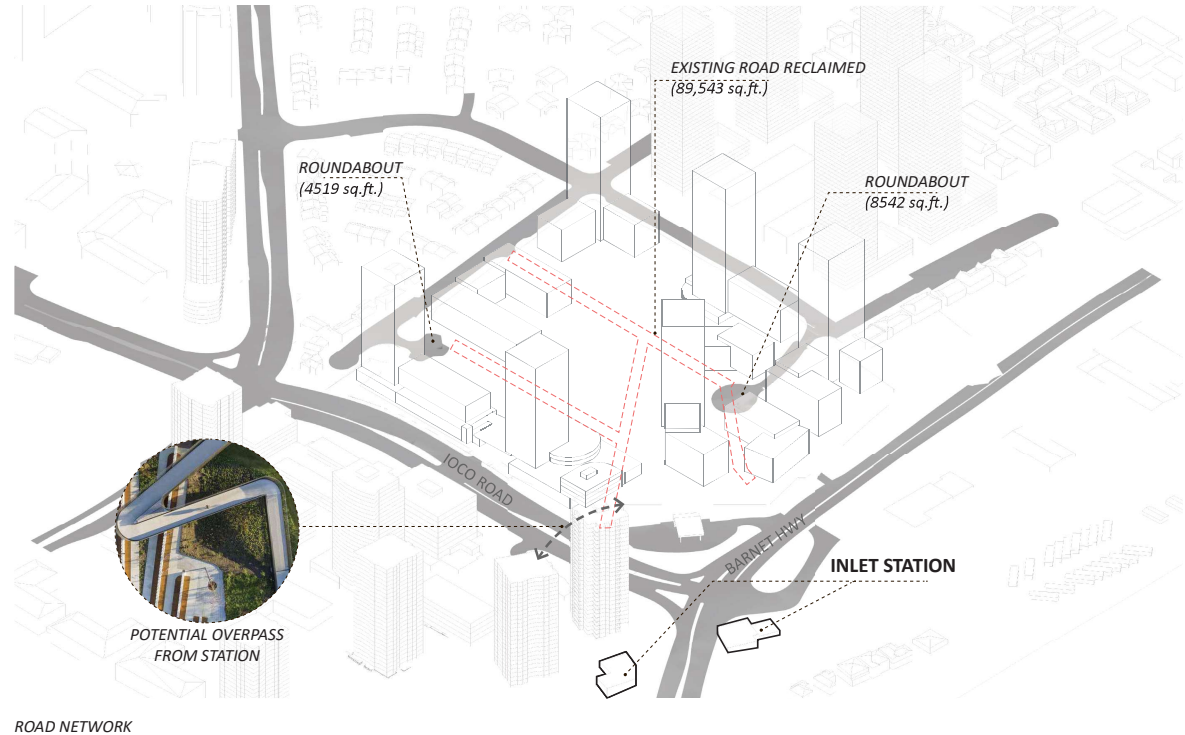


	BEFORE	AFTER	
LIMITED COMMON PROPERTY	2.3 ACRE	1.3 ACRE	-43%
PUBLIC PARK	1.5 ACRE	4 ACRE	+160%
PRIVATE GARDEN	0 ACRE	0.6 ACRE	+100%
PODIUM GARDEN	0.42 ACRE	2.5 ACRE	+495%



PROPOSED ROAD NETWORK

ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
6.1	Completion of the Transportation Impact Assessment and determining how its findings influence the project.	Transportation Impact Assessment is underway and will be used to inform further design development.
6.2	A road network and grading plan be considered that varies from that included in Corporate Policy – 13 6410-2019-01 – Coronation Park Development Application Requirements	Improvements to the peripheral and surrounding bicycle network are also critical to allow for bicycle commuters to safely and conveniently pass near or through the subject property. The bicycle network should achieve one or several of the design principles set forth in the Happy Cities report and provide provisions for intuitive use. Additionally, considerations for encouraging multi-modal sustainable transportation should be included, such as bicycle lockers and end of trip cyclist facilities.
6.3	Conversion of as much existing road network to park as possible.	<p>By moving the towers to the corners of the site, we have converted existing road network to open parks and quieter private roads.</p> <p>87.2% of existing roads removed.</p> <p>The design has been modified to provide more emphasis the South-West corner, including the overpass which Wesgroup is willing to work with the City on. Costs of the overpass to be negotiated out of CAC or other means provided by the City.</p>



ITEMS: CITY COMMENTS:

ACTIONS/RESPONSES:

7.1 Inclusion of the amenity commitments into the amendment Bylaw, based on a more thoroughly developed amenity package that can be viably delivered as part of the development.

From work, to wellness, the proposed amenities at Coronation Park contribute to a perfect multi-purpose living experience. From the Lobbies to the courtyards and rooftop park spaces, all common areas will welcome residents to lounge or work in a comfy seating nook. You are encouraged to make yourself at home, interact with neighbours, and connect with community. Critical in combating the loneliness epidemic that has become so evident in the last 24 months.

The amenity commitments will also feed an active lifestyle with variety. Full fitness studios provide everyone plenty of space and, along with cardio equipment and weights, as well as separate yoga room. Sweat or stretch in spaces that motivate you and keep you happy and safe.

Coronation Park, as part of the still-growing neighbourhood connected by trails, plazas, and parks, residents are just a short walk from shops, eateries, school and daycare, and other everyday conveniences. It has everything you would expect in a vibrant enclave.



*SEE MORE INFORMATION FROM P+A

ITEMS:	CITY COMMENTS:	ACTIONS/RESPONSES:
7.2	Increase voluntary amenity contributions toward nearby park maintenance.	A number of parks will be provided as part of this development, including semi-public parks which will be maintained by the strata. Additionally, the increased tax base provided by this development will contribute to an increased budget for parks maintenance.
7.3	Staff encourage the proponent to provide a community garden within the development.	Opportunities will be provided for the local community to grow and harvest their own food. These spaces are a tool for education through observation and conversation. Community interaction and knowledge sharing re-valuing of physical exploration and the growing sense of connection with the physical world in modern cities. Therapeutic gardening and exercise for the elderly, the lonely and the curious and the potential to contribute to a more participatory approach and create new pathways into topics that will make them more alive and connected with their food, environment and neighbours.
7.4	Staff discuss with the proponent the possibility of building the City purpose-build space (such as a library, seniors' centre, dog park, space identified by staff, performance space, etc.) within the development	<p>Purpose built space is being considered around the central park - potentially as an amenity centre co-located with daycare, outdoor activity, performance space and retail uses.</p> <p>We have allocated turn-key city-owned space in the northeast corner of the site. Size and programming yet to be determined(Approx. 2000 to 4000 sq.ft.).</p>

