

# CORONATION PARK ENGAGEMENT SUMMARY REPORT

Report prepared by: Pooni Group  
Report Date: September 24, 2021



# EXECUTIVE SUMMARY

Wesgroup currently has 58 single detached homes in the Coronation Park neighbourhood under contract ('site'), and is proposing to redevelop the 14.8 acre site into a mixed-use community with low- to high-rise buildings. The site is located within a 5 - 10 minute walk from Inlet Centre SkyTrain Station, and bus routes along loco Road and Barnet Highway.

Wesgroup submitted a Official Community Plan (OCP) amendment application in July 2020. Port Moody Mayor and Council provided preliminary feedback in January 2021 at the First Reading of the OCP amendment bylaw. As a result of Mayor and Council, community and staff feedback, Wesgroup initiated a review of the application which included the engagement of Happy City, a planning and design firm focused on the connections between happiness and the built environment.

This review has resulted in a number of changes including an increase in park and commercial space, an overall density reduction, and the inclusion of a rent to own program.

The revised proposal includes approximately 2,660 new homes, including 105 market rental homes. Ten percent of the market rental homes will be dedicated to seniors. The proposal also includes 2.53 acres of public park space, 115,456 sq.ft of commercial space including a grocery store, drug store, office space, and more neighbourhood serving retail. Given the significant changes made to the proposal, the project team undertook additional public engagement related to the revised proposal.

The intent of the engagement was to inform community members of the revised proposal and gather input. An information flyer summarizing the revised proposal was mailed to the surrounding properties directing community members to visit the project website ([www.coronationparkportmoody.ca](http://www.coronationparkportmoody.ca)) to review more details of the revised proposal and submit a comment form. In addition to the information flyer, a pop-up engagement kiosk was held on Saturday, September 11, 2021 at two locations to inform community members of the revised proposal and direct them to the project website to fill out a comment form.

In total, 417 unique visitors visited the project website, and 53 people had conversations with the team at the pop-up engagement. In total, 58<sup>1</sup> comment forms were received, the majority of which expressed support for the revised proposal or were neutral (46 of the 57 comment forms), while 10 people indicated concerns with the proposal.

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1 58 comment forms were submitted, however one comment form did not include any comments other than the contact information so has not been included in the analysis.

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# INTRODUCTION



Wesgroup submitted a Official Community Plan (OCP) amendment application in July 2020. Port Moody Mayor and Council provided preliminary feedback in January 2021 at the First Reading of the OCP amendment bylaw. As a result of Mayor and Council, community and staff feedback, Wesgroup initiated a review of the application which included the engagement of Happy City, a planning and design firm focused on the connections between happiness and the built environment.

This review has resulted in a number of changes including an increase in park and commercial space, an overall density reduction, and the inclusion of a rent to own program.

The revised proposal includes approximately 2,660 new homes, including 105 market rental homes. 10% of the market rental homes will be dedicated to seniors. The proposal also includes 2.53 acres of public park space, 115,456 sq.ft of commercial space including a grocery store, drug store, office space, and more neighbourhood serving retail, which will provide employment and job space close to rapid transit. Given the significant changes made to the proposal, the project team undertook additional public engagement related to the revised proposal.

A summary of the following is included in the report:

- Details on the engagement approach;
- A summary of the feedback received;
- Transcription of all comments received; and
- Copies of all material provided to the public (including screenshots of the website, information flyer, project information sheet, and display boards at pop-up engagement)

# ENGAGEMENT APPROACH

Community members were notified of the revised proposal by an information flyer received through the mail and through a newspaper advertisement, both of which directed to the project website to view details on the revised proposal. The website was updated with revised proposal details and a fillable comment form. A pop-up engagement kiosk was also held on Saturday, Sept 11, 2021 at a location near Moody Centre SkyTrain Station and at Suterbrook Village. More details on the engagement process is below.

## **Website ([www.coronationparkportmoody.com](http://www.coronationparkportmoody.com))**

On August 30, 2021, the project website was updated with details on the revised proposal. The updates included information on the Happy City report and the well-being framework guiding principles, a summary of the current proposal highlights, a table and images of the site plan comparing the previous application and the current application, a timeline showing the process, and a fillable comment form. The website also included contact information.

The website analytics show that from August 30, 2021 (the day the website updates went live) to September 16, 2021 (the last day for comments), there was 417 unique visitors to the website.

Screenshots of the website are included in Appendix A.

## **Notification**

### **Information Flyers**

2,339 unaddressed information flyers were sent out via Canada Post ad-mail drop to residents and businesses in the area surrounding the site. In addition, 1,706 information flyers, with labels provided by the City of Port Moody were mailed, and 17 information flyers, with labels provided by the City of Coquitlam were mailed.

The information flyer included information on the status of the application and a table which showed a comparison between the previous application and the revised application changes. The flyer also included information on how to get involved, including a link and Quick Response (QR) code to the project website and information on submitting a comment online.

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

### **Newspaper Advertisements**

A newspaper advertisement ran in the local print newspaper, the Tri-City News, on Thursday, September 9, 2021, providing information on the revised proposal and directing readers to the project website for more details and to fill out a comment form. A copy of the newspaper advertisement is included in Appendix D.

### **Pop-up Engagement Kiosk**

On Saturday, September 9, 2021, members of the project team conducted pop-up engagement at two locations. The first location was at the 2400 block of Clarke Street (near the coffee shop called Grit Studio), and the second was at Suterbrook Village near the Thrifty's.

The pop-up kiosk was staffed by two members from the Pooni Group team, and one representative from Wesgroup and included the following materials:

- Three display boards, including:
  - A board providing the site location, background context and a timeline of the process;
  - A board with a table comparing the previous proposal to the revised proposal; and
  - A board with the site plan of the previous proposal and of the revised proposal
- Project Information Sheets providing information on the proposal and link and QR code to the project website ([www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)) for people to takeaway; and
- Printed comment forms for people to fill out.



Image of pop-up engagement at 2400 Block of Clarke Street

Approximately 53 people engaged with the project team over 4.5 hours. One person filled out a comment form in-person.

A copy of the display boards is included in Appendix E, and a copy of the project information sheet is included in Appendix F.



Image of pop-up engagement at Suterbrook Village

# FEEDBACK SUMMARY

Public feedback on the revised proposal was provided in the following ways:

- Online comment form submissions through the website;
- Conversations and submitted comment forms during the pop-up engagement; and
- Input received by e-mail or phone call.

In total, 58 comment forms were submitted, and one email and phone call were received. One comment form did not include any comments other than contact information, and has not been included in the feedback analysis.

## Summary of Comment Form Submissions

### Comment Form Questions

The comment form included the following questions:

1. How do you feel about the increase in public park space (from 1.5 acres to 2.53 acres)?
2. How do you feel about the reduction in density (from 4.53 FAR to 3.48 FAR)?
3. Do you like the addition of office space?
4. Do you like the addition of a grocery store and drug store?
5. What do you think of the addition of the rent to own program?
6. Is there anything else you would like to share with us at this time?
7. Did you participate in the 2020 Open House for Coronation Park?

See Appendix G for a copy of the comment form.

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

Of the 57 comment forms analyzed:

- 39 individuals indicated support for the proposal (68%);
- 7 individuals were neutral (12%); and
- 10 individuals indicated concerns about the proposal (17%).

The following summarizes the most common themes for each question. Direct quotes illustrating some comments are also provided through this section in stand-alone boxes.

### 1. How do you feel about the increase in public park space (from 1.5 acres to 2.53 acres)?

55 respondents answered this question. Respondents had the following comments:

- **Support:** the majority of respondents (42) expressed that they were pleased or supportive of the increase in public park space.
- **Parks design:** respondents indicated they like the new layout more than the previous application. However, a couple of respondents indicated they would prefer a more concentrated park space or that they preferred the previous design.
- **Dog-friendly areas:** respondents expressed a desire for dog-friendly spaces / areas / walking trails throughout the development.
- **More park space desired:** 4 respondents felt that more park space was needed.

### 2. How do you feel about the reduction in density (from 4.53 FAR to 3.48 FAR)?

55 respondents answered this question. Respondents had the following comments:

- **Support for density:** 37 respondents indicated support for the density proposed. Several of these respondents made comments related to the site's location being near SkyTrain as an appropriate location to locate high density. It was also noted by some respondents that the site's location would be appropriate for more density than currently proposed.
- **Do not support density/heights:** while the majority indicated support for the density proposed, 7 respondents provided comments indicating they did not support the height. Some of these comments noting that the highest height they would support is 26-storeys. Comments about retaining the neighbourhood character were also noted.

"I feel that the reduction in density increases the cost per square foot for everything else including the residential units. I prefer a mix of more high rises, and higher high rises. I feel this would provide lower cost for residential and commercial units."

- Quote from survey respondent (abbreviated)

### 3. Do you like the addition of office space?

52 respondents answered this question. Respondents had the following comments:

- **Support for office space:** Of the 52 respondents, 25 provided comments supporting the addition of office space. Some of these comments included support for having jobs close to homes and near transit which would reduce commute times and encourage people to live, work and play in Port Moody.
- **Viability of office space:** Many respondents (13) had comments relating to the whether there was market demand for office space. Some noted they had seen office space at Suterbrook Village go not leased so questioned whether or not office would be viable at this locations.
- **Concerns related to office space:** some respondents (7) did not support the office and noted including

"I don't see it as a need in the area. So many spaces sit empty nearby however it would be interesting to see more integration of work from home styles of living which may become more permanently normal, such as community office spaces and conference rooms available for rent."

- Quote from survey respondent

office space could contribute to traffic and parking issues.

#### 4. Do you like the addition of a grocery store and drug store?

53 respondents answered this question. Respondents had the following comments:

- **Support for grocery/drug store:** 33 respondents indicated they were supportive of the grocery store and drug store proposed. Some respondents indicated the desire for more choices of grocery stores to go to in Port Moody. Some also that the Thrifty's at Suterbrook Village was busy and therefore another store nearby was needed.
- **Viability of grocery store and/or drug store:** Many respondents (13) had comments relating to the whether there was market demand for another grocery store and drug store, noting that there are similar options nearby already. Some noted that by bringing another grocery store and/or drug store, it would create competition and make it difficult for the existing stores to survive.

#### 5. What do you think of the addition of the rent to own program?

53 respondents answered this question. Below is a summary of the key themes:

- **Support for alternative avenues to enter homeownership:** the majority (35 respondents) noted support for a rent-to-own program, noting that this program would provide much needed affordable home ownership options and would help young families or first time home buyers enter the market. Some expressed their individual desire to use the program, if eligible.
- **More information needed and/or skepticism:** several expressed skepticism over how such a program would work and actually help people enter the homeownership market. Some respondents noted they couldn't comment on the program without knowing more details.

#### 6. Is there anything else you would like to share with us at this time?

48 respondents answered this question. Below is a summary of the key themes:

- **Frustration with the civic/planning process:** several respondents noted they were frustrated with the political nature of the application process and with the length of time the process was taking.
- **General support for revised proposal:** many respondents expressed their support for the proposal and the changes that have been made, including the increased daycare space and commercial and retail space. Several respondents expressing support noted this is the appropriate location for density and height to support the significant investment made in transit (SkyTrain) and to support a complete community where people can live closer to work, shops and services.
- **Concerns relating to proposal:** several respondents had some concerns about the proposal. These included construction impacts, traffic, access and parking concerns, wildlife and environmental concerns, a desire for below-market housing, and a desire to retain the existing neighbourhood character.

#### 7. Did you participate in the 2020 Open House for Coronation Park?

Out of the 55 responses to this question, 28 people indicated they did participate in the previous online open house in 2020, and 27 people indicated they did not participate in the previous open house.

See Appendix H for the full comment form transcriptions.

## Other Feedback

In addition to the submitted comment forms, one email (see Appendix I for a copy) and one phone call providing input was received. Comments included support for the revised proposal, rent-to-own program, and increase in daycare. One individual expressed concerns about height, parking, and viability of the retail.

Through conversations with passers-by at the pop-up engagement kiosk, several people had questions about timeline and construction start, and the possibility of a pedestrian over-pass. Many people expressed support for density near SkyTrain, while some people had concerns about traffic, parking and development impacts on civic infrastructure.

# CONCLUSION

The intent of the engagement was to inform community members of the revised proposal and to gather input. 2,339 unaddressed and 1,723 addressed information flyers were delivered to the surrounding homeowners, residents and businesses notifying them of the revised proposal and directing them to the project website ([www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)). 417 people visited the website, and 53 people stopped by the pop-up engagement kiosk on September 11, 2021. 57 individuals submitted a comment form providing input on the revised proposal.

**In summary, approximately 80% of the comment forms (46 of the 57 comment forms) indicated support for the proposal or were neutral, while 10 people indicated concerns. Those who support the proposal provided comments related to the appropriate location for high-density, transit-oriented development, support for the addition of office space because it will locate jobs closer to homes (i.e. less commuting to other cities for work), and support for the amenities such as the increased park space and grocery and drug store. Of the 10 respondents who indicated concerns with the proposal, concerns related to traffic, parking, heights (it was noted by two of respondents that they would not support heights above 26 storeys), and the impact of growth on civic infrastructure. Overall, the majority of respondents are pleased with the revised proposal and support the transit-oriented mixed-use community.**

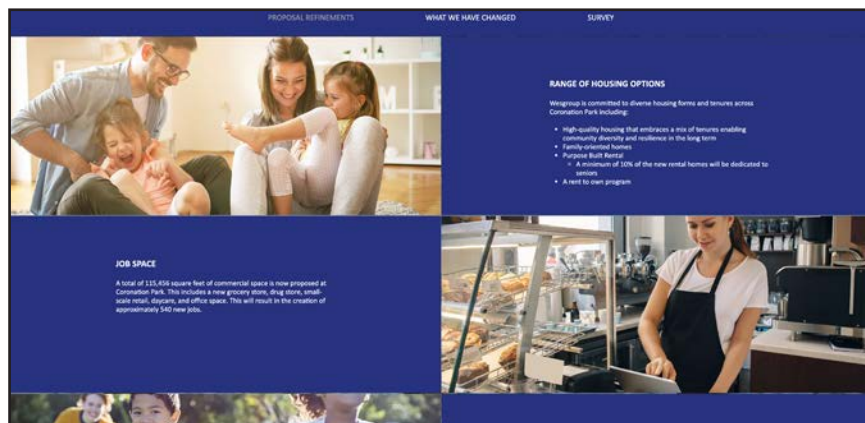
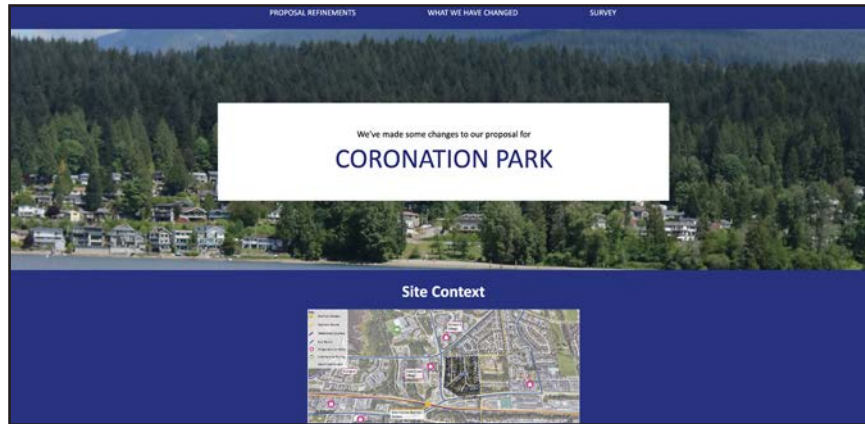


# APPENDICES




- Appendix A – Website Screenshots
- Appendix B – Information Flyer
- Appendix C – Notification Area
- Appendix D – Newspaper Ad
- Appendix E – Pop-up Kiosk Presentation Boards
- Appendix F – Project Information Sheet
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- Appendix I – Other Feedback Summary

# APPENDIX A - WEBSITE SCREENSHOTS



# APPENDIX A - WEBSITE SCREENSHOTS

### PROPOSAL REFINEMENTS



### WHAT WE HAVE CHANGED


### SURVEY

#### PARKS AND OPEN SPACES

The public park space has increased from 1.5 acres to 2.53 acres. The park has been reconfigured to be interwoven between the built environment and accessible from several points across Coronation Park, creating better barrier-free pedestrian circulation. Potential programming at the park includes gardens, lawn areas, children's play areas, outdoor fitness areas, and urban agriculture.

#### NEW DAYCARE

The proposed daycare has been increased by 1,500 square feet. The space is now envisioned as a 9,500 square foot space, accommodating approximately 90-120 children.





### SUSTAINABILITY

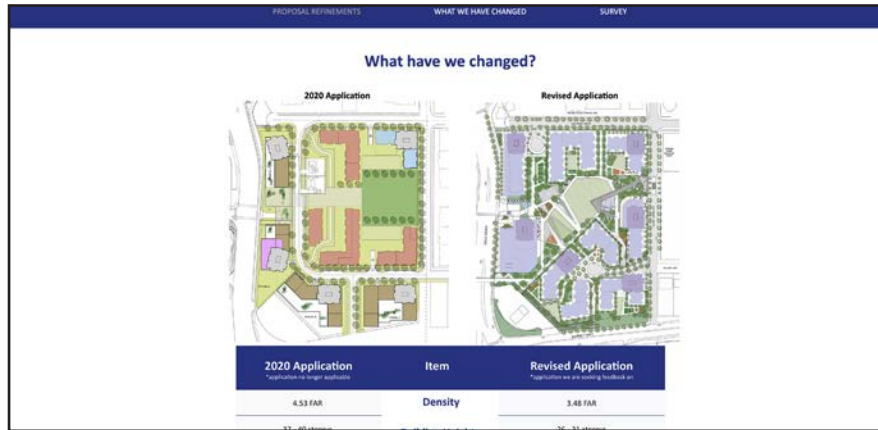
Coronation Park is still envisioned as a sustainably designed master planned community with the potential to utilize renewable management on-site, provide buildings that meet significant energy performance standards, and use local products and resources where possible. We have also included opportunities for urban agriculture, the inclusion of pollinator plants throughout the garden, and vegetation native to the area.

### What have we changed?




2020 Application <small>*Excludes on-street parking</small>	Item	Revised Application <small>*Excludes on-street parking and on-site</small>
4.53 FAR	Density	3.48 FAR
37 - 40 stories	Building Heights	24 - 31 stories
1.5 acres	Public Park Space	2.53 acres
2,875 strata units and 175 below-market homes	Housing Mix	2,540 strata units and 105 market rental homes, of which at least 10% will be dedicated to seniors rental housing
None	Rent to Own Program	Any residential tenant renting a Wingroup home at Coronation Park will be eligible for the rent-to-own program. A portion of rent collected can be used towards a down payment for a home.*
18,350 sq ft of commercial space including: - 10,000 sq ft of retail space - 8,000 sq ft of daycare space - 30,000 sq ft of residential daycare amenity space	Retail and Job Space	115,456 sq ft of commercial density including: - 10,000 sq ft of retail space - 10,000 sq ft of daycare space - 20,000 sq ft of daycare amenity space - 10,000 sq ft of daycare amenity space - 10,000 sq ft of daycare amenity space - 10,000 sq ft of daycare amenity space
8,000 sq ft of daycare space to accommodate 75-100 children	Daycare Space	9,500 sq ft of daycare space to accommodate 90-120 children

# APPENDIX A - WEBSITE SCREENSHOTS



# APPENDIX B - INFORMATION FLYER

WESGROUP

## SHARE YOUR THOUGHTS ON THE REVISED PROPOSAL FOR CORONATION PARK!

Wesgroup has submitted a revised Official Community Plan Amendment application for Coronation Park. The initial application was submitted in July 2020 and in January 2021, Port Moody Mayor and Council provided preliminary feedback on the application which has resulted in a number of changes.


As a result of Mayor and Council's feedback, Wesgroup initiated a review of the application which included the engagement of Happy City, a planning and design firm focused on the connections between happiness and the built environment.

This review has **resulted in an increase in park space and employment space, an overall density reduction, and the inclusion of a rent to own program.**

A summary of the changes is included on the reverse, and more details, including information about Happy City's work, can be found at the project website: [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com).

**HOW TO GET INVOLVED:**

- Visit the website to review the latest proposal information and sign up for project updates at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com); or scan the QR code to the right
- Fill out a comment form on the website by Thursday, September 16, 2021



For questions, please contact Maureen at [info@coronationparkportmoody.com](mailto:info@coronationparkportmoody.com); 604-731-9053 ext. 116

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

WESGROUP

## PROPOSAL INFORMATION

The table below provides a summary of the revised proposal:

Item	Previous Application	Revised Application
Density:	4.53 FAR	3.48 FAR
Building Heights:	37 - 40 storeys	26 - 31 storeys
Public Park Space:	1.5 acres	2.53 acres
Housing Mix:	2,875 strata units and 175 below-market rental units	2,560 strata units, and 105 rental homes of which 10% will be dedicated to seniors rental housing
Rent-to-own program:	None	Any residential tenant renting a Wesgroup home at Coronation Park will be eligible for the rent-to-own program. A portion of rent collected can be used toward a down payment for a home *
Retail and Job Space:	18,350 sq.ft. of commercial space	115,456 sq.ft. of commercial space including a grocery store, drug store, and other neighbourhood serving commercial space, and 29,000 sq.ft. of office space
Daycare:	8,000 sq.ft. (75 - 100 spaces)	9,500 sq.ft. (90 - 120 spaces)

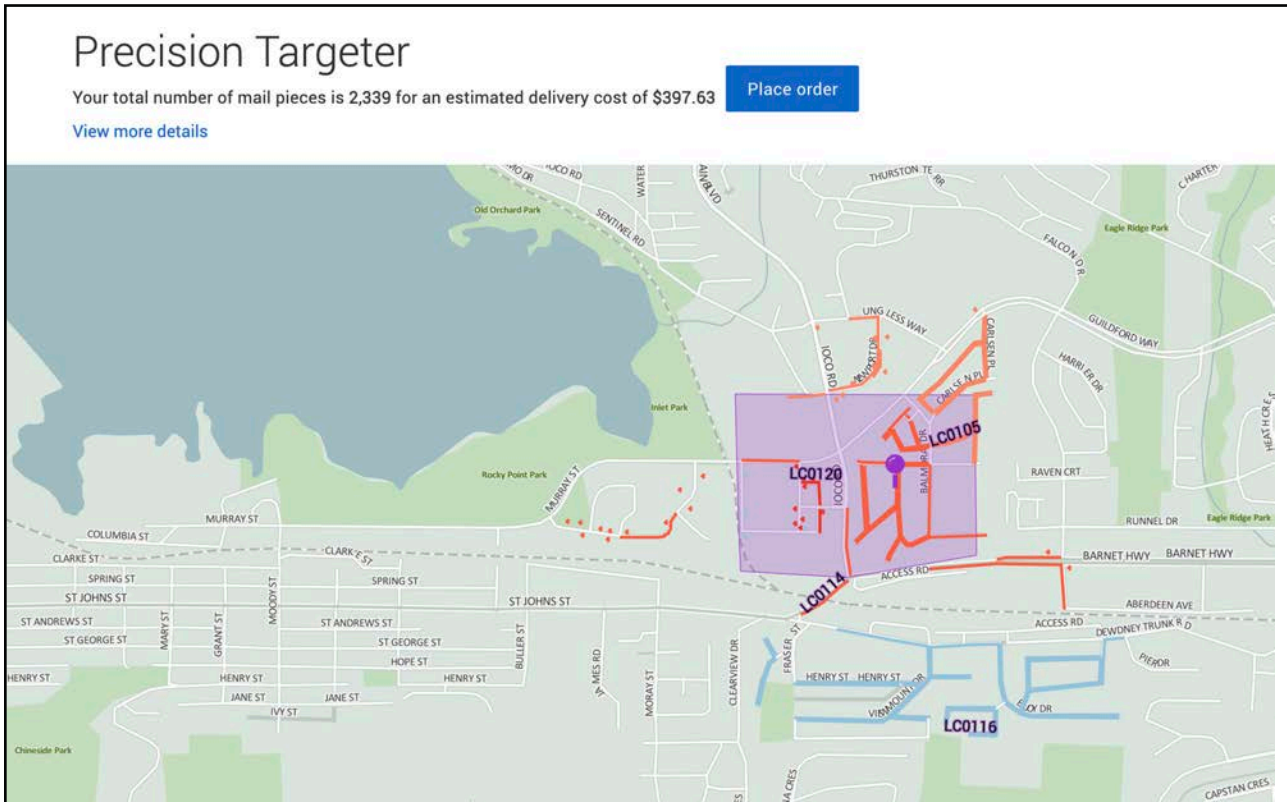
**Note:** All numbers are approximate and subject to change

\*Eligible after one year of renting

We are seeking feedback on the revised application. The previous application is no longer applicable.

Visit the project website at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com) for more details on the revised proposal and to fill out a comment form by September 16, 2021.

# APPENDIX C - NOTIFICATION AREA



# APPENDIX D - NEWSPAPER AD

## SHARE YOUR THOUGHTS ON THE REVISED PROPOSAL FOR CORONATION PARK!

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

Wesgroup has submitted a revised Official Community Plan Amendment application for Coronation Park. The initial application was submitted in July 2020 and in January 2021, Port Moody Mayor and Council provided preliminary feedback on the application which has resulted in a number of changes.

As a result of Mayor and Council's feedback, Wesgroup initiated a review of the application which included the engagement of Happy City, a planning and design firm focused on the connections between happiness and the built environment.

This review has **resulted in an increase in park space and employment space, an overall density reduction, and the inclusion of a rent to own program.** The revised proposal includes approximately 2,755 strata homes and 105 rental homes contained in a separate building.

### Site Location:



To view a full summary of the proposal changes, including information about Happy City's work, visit the project website: [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com).

### HOW TO GET INVOLVED:

- Visit the website to review the latest proposal information and sign up for project updates at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com); or scan the QR code to the right
- Fill out a comment form on the website by Thursday, September 16, 2021



**WESGROUP**

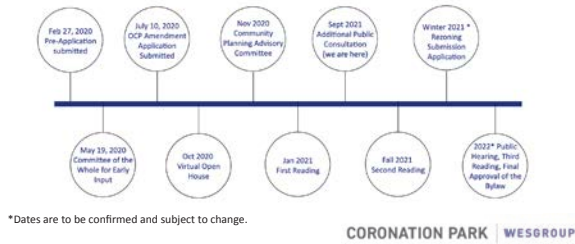
# APPENDIX E - POP-UP KIOSK PRESENTATION BOARDS

## PROPOSAL FOR CORONATION PARK

Wesgroup has submitted a revised Official Community Plan (OCP) Amendment application for Coronation Park to permit a mixed-use development. The OCP amendment is to allow for additional height. Coronation Park is 14.8 acres and consists of 58 homes that are currently under contract by Wesgroup.



The initial application was submitted in July 2020 and in January 2021, Port Moody Mayor and Council provided preliminary feedback on the application which has resulted in a number of changes. Below is a timeline of the process so far:



## REVISED PROPOSAL

As a result of Mayor and Council's feedback, Wesgroup initiated a review of the application which included the engagement of Happy City, a planning and design firm focused on the connections between happiness and the built environment. **This review has resulted in an increase in park space and employment space, an overall density reduction, and the inclusion of a rent to own program.** The table below provides a summary of the changes:

2020 Application <small>*application no longer applicable</small>	Item	Revised Application <small>*application we are seeking feedback on</small>
4.53 FAR	Density	3.48 FAR
1.5 acres	Public Park Space	2.53 acres
2,875 strata homes and 175 below market homes	Housing Mix	2,755 strata homes and 105 rental homes, of which 10% will be dedicated to seniors housing
None	Rent to Own Program	Any residential tenant renting a Wesgroup home at Coronation Park will be eligible for the rent-to-own program. A portion of rent collected can be used toward a down payment for a home*
18,350 sq.ft of commercial space including 10,350 sq.ft of retail space and 8,000 sq.ft of daycare space	Retail and Job Space	105,956 sq.ft of commercial space including 35,000 sq.ft grocery store, 18,000 sq.ft drug store, 29,000 sq.ft of office space, 23,669 sq.ft of commercial retail units/restaurant space, 16,023 sq.ft of residential/daycare amenity space
8,000 sq ft of daycare space to accommodate 75-100 children	Daycare Space	9,500 sq ft of daycare space to accommodate 90-120 children

Note: All numbers are approximate and subject to change

\*Eligible after 1 year of renting.

### HOW TO GET INVOLVED:

- Visit the website to review the latest proposal information and sign up for project updates at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com); or scan the QR code
- Fill out a comment form by Thursday, September 16, 2021



CORONATION PARK | WESGROUP

## REVISED PROPOSAL

Previous Application (2020)



Revised Application



CORONATION PARK | WESGROUP

We're seeking feedback on the revised application. The previous application is no longer applicable.

# APPENDIX F - PROJECT INFORMATION SHEET



Wesgroup has submitted a revised Official Community Plan Amendment application for Coronation Park. The initial application was submitted in July 2020 and in January 2021, Port Moody Mayor and Council provided preliminary feedback on the application which has resulted in a number of changes.

As a result of Mayor and Council's feedback, Wesgroup initiated a review of the application which included the engagement of Happy City, a planning and design firm focused on the connections between happiness and the built environment. **This review has resulted in an increase in park space and employment space, an overall density reduction and the inclusion of rent to own program.**

## PROJECT HIGHLIGHTS



**Range of Housing Options:** The proposal includes diverse housing forms and tenures including approximately 2,755 strata homes, 105 rental homes, of which at least 10% will be dedicated seniors housing, and a rent-to-own program.



**Job space:** A total of 115,456 square feet of commercial space is now proposed at Coronation Park. This includes a new grocery store, drug store, small-scale retail, daycare, and office space. This will result in the creation of approximately 540 new jobs.



**Parks & Open Space:** Approximately 4 acres of parks and open space is proposed. This includes 2.53 acres of city owned public park and another 1.5 acres of park right of way open space. The open space is interwoven between the built environment and is accessible from several points across Coronation Park creating barrier-free pedestrian circulation. Potential programming includes gardens, lawn areas, children's play areas, outdoor fitness areas, and urban agriculture.



**Daycare:** The proposed daycare has been increased from 8,000 square feet to 9,500 square feet which will accommodate approximately 90-120 children.

For questions, please contact Maureen at  
[info@coronationparkportmoody.com](mailto:info@coronationparkportmoody.com) or 604.731.9053 ext 116

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

## SITE CONTEXT

Coronation Park is located close to a number of shops and services, and is within a 10-minute walk to Inlet Centre Skytrain Station.

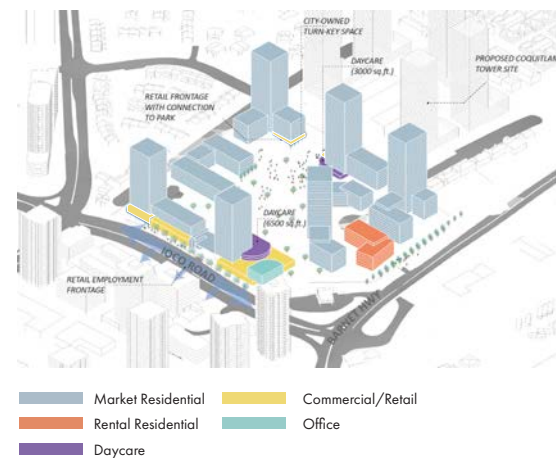


## REVISED PROPOSAL STATS

To see a full summary of the proposal changes, visit: [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com)

Proposed density:	3.48 FSR
Number of buildings:	9
Building Heights:	4-storey to 31-storey
Total commercial area:	115,456ft <sup>2</sup>
Total daycare space:	9,500ft <sup>2</sup>
Public park space:	2.53 acres
Number of strata homes:	2,755 homes
Number of rental homes:	105 homes, of which at least 10% will be dedicated to seniors.

Note: all numbers approximate and subject to change.



## HOW TO GET INVOLVED

We're seeking feedback on the revised proposal. Below are some ways to get involved:



1. Visit the website to review the latest proposal information and sign up for project updates at [www.coronationparkportmoody.com](http://www.coronationparkportmoody.com); or scan the QR code

2. Fill out a comment form at the website by Thursday, September 16, 2021

For questions, please contact Maureen at [info@coronationparkportmoody.com](mailto:info@coronationparkportmoody.com) or 604.731.9053 ext 116

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

# APPENDIX G - COMMENT FORM

Name

Address

Email \*

Phone

How do you feel about the increase in public park space (from 1.5 acres to 2.53 acres)?

How do you feel about the reduction in density?

Do you like the addition of office space?

Do you like the addition of a grocery store and drug store?

What do you think of the addition of the rent to own program?

Is there anything else you would like to share with us at this time?

Did you participate in the 2020 Open House for Coronation Park?

☒ Yes

☐ No

☐

I would like to be contacted and receive updates about this project in the future.

SUBMIT

## APPENDIX H - COMMENT FORM TRANSCRIPTION

### Coronation Park - September 2021 Comment Forms

#	HOW DO YOU FEEL ABOUT THE INCREASE IN PUBLIC PARK SPACE (FROM 1.5 ACRES TO 2.53 ACRES)?	HOW DO YOU FEEL ABOUT THE REDUCTION IN DENSITY?	DO YOU LIKE THE ADDITION OF OFFICE SPACE?	DO YOU LIKE THE ADDITION OF A GROCERY STORE AND DRUG STORE?	WHAT DO YOU THINK OF THE ADDITION OF THE RENT TO OWN PROGRAM?	IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH US AT THIS TIME?	DID YOU PARTICIPATE IN THE 2020 OPEN HOUSE FOR CORONATION PARK?
1	No complaints	Good	Yes	Yes	Sounds good		No
2							No
3	good	good	why not	sure	great	I live on the north side of Guildford Drive that is not part of the revised application nor was it part of the original plan. I hate the thought of living in a construction zone for many years if this proposal goes through. Can you tell me why these houses (1 triplex, 5 single family homes) are not part of all this? and what does "future development site" mean?	No
4	Great idea	Na	Na	Yes	Honestly if we were able to get in with little down-payment I would appreciate it.. I have very little money saved and am on disability I still have kids living with me and we were homeless 2x I just want them to know a forever home		No
5	I think it's a good idea	I am not concerned with the density	Not particularly	Yes	Good idea		Yes

Coronation Park - September 2021 Comment Forms

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6	Happy to see it. However, I'm wondering if any space has been allotted to a dog park. The main use of huge green area that was formerly a school ground is a dog park. With the increase in COVID dogs in the area, this type of space is a necessity. The closest dog park for all the surrounding townhouses is not within a reasonable walking distance. Considering the amount of new residents this proposal will bring (and new dogs), it's crucial to have somewhere for them to go.	Good	Sounds good	Love it! Would love more choices within walking distance.	Great for people starting out in the housing market.	I strongly urge you to consider a dog park in you plans. So many dogs, so few dog parks.	Yes
7	Thrilled	Reducing density here, a five-minute walk to rapid transit, makes no sense. Port Moody City Council needs to do its part managing regional growth.	Yes	Yes	Great opportunity		Yes
8	I don't care	I don't care	I don't care	I don't care	I don't care	I will never support this project if Eagle Point (Lehman PI and Carlsen PI) are excluded from it. I won't tolerate years of construction, disruption and subsequent insane traffic and tower shadows while simultaneously being blocked from selling our property for redevelopment. Please include Eagle Point.	No

Coronation Park - September 2021 Comment Forms

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9						I would like to know what thought or provision you have made for the wildlife currently living in Coronation Park. (birds, squirrels, rodents and raccoons) We have a bird and squirrel feeder and it is very busy. If you destroy their habitat I can foresee we will be over-run with the wildlife. It is not enough to ignore the fact that nature exists there and to let them fend for themselves (well that's progress!) and its unconscionable to consider euthanizing all the wildlife. I would like to know how you intend to handle this.	No
10	Love it! Will this space be given to the City or retained by Wesgroup?	Not great—it means less rental homes. But understandable.	Yes—very much.	Yes	This is EXCELLENT! But there should be some rental retained in perpetuity—there will always be the need for more rental.		No

**Coronation Park - September 2021 Comment Forms**

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11	Every thing you people suggest sucks unless you are giving us your resignation. Your dysfunctional city council has destroyed our city for their own wants and needs. The choices of cory hall have nothing to do with the wants of the people. Simply put...this city is broke and needs revenue..the only way is to develop. Hello?.so why send all the surveys? Just start developing so this city doesnt totally die. Lwts get Coronation looking like the rest of the city so it is not deemed the tailer trash area of Port Moody. Come on right beside the skyttsin?	It sucks and so do all your campaign promises. All you do is lie to public and then get paid for not doing anything about your campaign promises. Other cities seem to be working hard for their wages? Our city just sends surveys over and over...and the questions in the surveys? Hello?.	It sucks just like your campaign promises. You lie to the honest hard working residents of Port Moody. Shame on you.	Nope. It sucks too just like your broken promises about this city. So tired of your 20 years of surveys. You know what you can do with your surveys?????	You took money from the government when you promised to densify around skytrain. You have done nothing about this promise for almost 20 years.	All you people do is send us around the mulberry Bush with all your promises and lies. You all suck!! Your 20 years of surveys...stop sending surveys and maybe try reading the last 20 years of your stupid surveys you do nothing with. 20 years wasted on surveys that you don't even read. That is such a joke. You people are a laughing stock. Looking forward to all your resignations coming soon. So we can have our lives back from all your bullshit!!!! Maybe our city can be saved but certainly NOT by this dysfunctional council. Maybe get some hints from other cities as they don't have all the baggage you do. They know how to be professional and actually listen to the people for whom they are working for. Other cities seem to do a fine job on listening and actually "doing" something for their wages. Not just sending stupid surveys over and over. Other cities actually care about their people. Port Moody council has done nothing for Coronation Park as their campaign promised. You people are good at ruining lives but NOT fulfilling lives. You cannot be trusted. Sure develop everywhere else in Port Moody except Coronation Park...let's get these surveys destroyed and actually build something that you just keep talking about.	Yes
12	Great Idea	Great Idea	Great Idea	Great Idea	Very interested in this. May you let me know the timeline of this particular program?	Port moody needs more places of work so thank you for adding in places where people can work.	No

Coronation Park - September 2021 Comment Forms

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13	The more park space, the better. However, 2.53 acres is barely 17% of the 14.8 acres of the development site.	Reducing the density is good. However, there are now 6 towers where there were 5 before. I would prefer less towers so as not to overcrowd the skyline. Also, let's keep the height of the towers to 26 stories in keeping with the heights of the towers in neighbouring Newport Village.	I'm impartial to to office space. What businesses will be attracted to move in?	I believe the area around the Inlet Centre Station is well served by Thrifty Foods, IGA, and Shoppers DrugMart. I think walk friendly retail with specialty shops, restaurants, cafés and brewpubs will welcome a community atmosphere where people can meet and socialize in a neighbourly atmosphere.	It is a good step toward affordable housing.	With the Grande towers going up, and Electronic Avenue sold out, nothing has been sufficiently done to address the issue of the increased vehicular traffic on loco Road and Murray Street. As it is today, the traffic is backed up on Murray Street from loco Road to Klahanie Drive or further during rush hour. Trying to turn onto loco Road from Barnet Highway is a challenge during the same time period. This is now, before the Grande and Electronic Avenue developments are completed. We have not solve the present traffic problem and we are already committed to adding to that traffic with the Grande and Electronic Avenue developments, and now we are looking at Coronation Park and the traffic congestion still is not being addressed. I understand that higher density developments bring in more tax revenue, but at what cost? Are we selling out on a beautiful city called Port Moody and turning it into a congested mess of high traffic and high towers that block out the sun? Let's keep Port Moody the attractive neighbourhood we call home.	No
14	Although I am in general agreement with increasing public park space, I have to say that the original application's layout looks much cleaner than the revision. The revised application lacks organisation in appearance, and seems to have reduced the central public area / park field.	I like the revised housing mix to include senior housing, but otherwise indifferent between the two options.	Not really for the addition of office space, but all for the expansion of restaurant and grocery space.	Yes	Indifferent		No

**Coronation Park - September 2021 Comment Forms**

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15	I feel that this is a significant increase and like the re-envisioned site plan/layout.	Personally I do not think it was necessary.	I think this is great if the demand is there, I believe that Onni's second office building across the street is now finally full but wasn't for the longest time.	No, I do not think that they are necessary considering the existing local stores that exist.	I personally find them gimmicky but understand you are doing it to appease the mayor and members of council.	I think your original plan was acceptable and you are running the risk of allowing the council too much influence which will lead to further concessions being required to get this passed. Meanwhile Polygon is going to get a supportive green light from Coquitlam council on their robust plans for their CP parcel. I almost expect that they will be in the ground before you.	Yes
16	Love it....hopefully it will include a small dog park...I love the fact that it's not all going to e high rises ...this feels much more community oriented...more livable family space..	Great... Port Moody is already losing its small town feel- which is what attracted ,me to live here in the first place	Yes -as long as it stays on the main routes along Isco and Barnett	I don't know... we already have IGA and Thriftys. I think a walk way over loco to SuterBrooke would be better! having a grocery store would attract more traffic into this area. Keep this area more residential...Coronation "Park". maybe having a convenience store and a drug store on one of the main routes ( loco or Barnett) would be OK	Love this...it will attract young families to the area and provide an opportunity for them to get into this ridiculous housing market....It a social equity enterprise for this those middle income working families who can't afford to get into the hsg market and yet earn too much for any assistance. -love,love,love	Port Moody rocks! Please keep it district as the City of Arts... It is beginning to attract more people as a destination for a day out... similar to Steveston, Fort Langley and White Rock.... Roll with this and build on it....I can see a paddle wheel cruise down the inlet... small cafes and whimsical shops along Clark St. Attracting artsy farts businesses.. The little brewery area is already a night out destination ... Just keep it distinctly Port Moody... thanks	No
17	More park space is great news for the area and for the residents.	Not sure, it doesn't seem like that much of a difference going from 37-40 stories to 26-31, so why the reduction? The mix and the range of housing options is fantastic, but seems odd or arbitrary to make the building height reduction in density.	Seems like a good addition although as someone living in the SuterBrook village area, I always see the office space "For Lease" signs and not sure there is the demand.	For me, this is the best change in the revisions. A full grocery store, drug store, small scale retail & restaurant space will be vital in making it a more complete neighbourhood and reduce the need for future residents to drive. I will happily walk over from SuterBrook to the new retail, grocery store etc. to support local businesses and less driving.	Great to hear, would love to see more similar programs	I would love to see more info or details on the pedestrian walkways/access etc. for the entire site. It will be really important to have a good pedestrian connection to the Inlet Centre Skytrain station to make it easy for residents to take transit instead of driving.	No

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18	I like the change very much	I feel that the reduction in density increases the cost per square foot for everything else including the residential units. I prefer a mix of more high rises, and higher high rises. I feel this would provide lower cost for residential and commercial units. Also the inclusion of a higher mix of high rises would provide better penetration of sunlight throughout the complex from sunrise to sunset. I feel that higher mix of six story low rise structures blocks views and sunlight penetration at ground level. Newport Village is an excellent example of a good mix of high rise and low rise buildings. I feel Newport Village is an excellent model to consider in planning for a vibrant, healthy community for all ages.	yes	yes, very much to both additions.	great for first time buyers.	The main tax base in Port Moody is from residential properties and commercial and small businesses; therefore it seems to me that in an effort to keep property values and property taxes as low as possible, it is necessary to consider as much density as is practical.. That probably means more high rises and taller high rises. With the low rises now at six stories, that means there will be more "shadowing" and less sunlight penetration at ground level. The sightlines at ground level will be near zero without a good mix of high rises.	Yes

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19	Fantastic to see this increase in public park space. Appreciate that there are multiple access points planned from various directions to this central park space. Important to highlight the "park" in "Coronation Park" for sure.	Density just makes sense for this transit-oriented development site. No concerns at all about the proposed density in either the initial or revised versions of the proposal.		Yes, although this neighborhood is already well-served by grocery and drug stores within easy walking distance in both Suter Brook and Newport Village. These will be a bonus, though, and likely cement this area of Port Moody as a prime, one-stop shopping destination right on the Skytrain line.	This is an excellent addition, and will be appealing to many young and first-time home owners seeking an entry point into the very expensive Port Moody housing market.	I thought the first proposal was quite strong, but appreciate how this has been further refined to thoughtfully balance and integrate much feedback from the city. Looking forward to seeing this project move forward.	Yes
20	Very happy. Please ensure that's there's a big enough space for younger kids to be able to toss a frisbee or kick a soccer ball. (I assume bigger kids will be able to continue to use the old school field.) The rest of the park description sounds great. I like linear, walking parks and green pedestrian circulation areas.	I like it. Please locate the higher towers on the lower part of the site to minimize their presence on the skyline (much as SFU is doing on Burnaby Mountain, in contrast to the high tower by the Burquitlam skytrain station that distracts from views of the inlet from Old Orchard Park.	Very welcome.	Definitely.	I don't know enough about these programs to assess whether they're a significant help or just a marketing gimmick.	I see these revisions as a big improvement for the residents of Port Moody. I hope that Wesgroup is also pleased with them and that the process is resulting in a "win-win" for all parties.	Yes
21	Love it.	Perfect.	Yes.	Yes.	Might help somewhat.	No but was very pleased with the city's direction. Note couldn't enter address within address box. 2003-200 Newport Drive Port Moody BC V3h5b7.	Yes

Coronation Park - September 2021 Comment Forms

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22	This is a nice addition to see	I don't think reducing density near a skytrain makes sense at all to be honest however there is still a significant amount of Coronation Park remaining for redevelopment including Balmoral Place and Highland Park sites which would complement this proposal, assuming the City (and Wesgroup) aren't turning a blind eye to these other sites.	I don't see it as a need in the area. So many spaces sit empty nearby however it would be interesting to see more integration of work from home styles of living which may become more permanently normal, such as community office spaces and conference rooms available for rent.	A more affordable grocery option and better quality pharmacy in this neighborhood is certainly desirable.	It's always a great option but surprised to see 100% of units eligible.	Great to see extra daycare space and small retail. Hard to tell about specifics with access points including location of the grocery space which would be only significant query and concern. Also, Balmoral Place, the houses between and Highland Park...doesn't Wesgroup want anything to do with those sites? It would seem to make much more sense to see these parcels all be planned out together. Even if some of them are under a tentative contract, speaking as an owner, I am certain there are other owners who would be open to considering options for purchase from Wesgroup.	Yes
23	Good Idea					I want to know the completion date	Yes
24	Improvement	Improvement	Meh	No opinion	Improvement.	Yes. Needs to be below market housing. Additionally, the 10% dedicated to seniors also needs to be below market housing as increasingly seniors are living in poverty. Seniors who can afford market housing don't need dedicated housing	
25	The increase and redesign is much better in revised proposal. Key is to make it feel it is opened to all of Port Moody not just the residents.	As build heights haven't been provided it is hard to comment on this question. I like the change in location of towers and removal of internal roads.	This is great. We need to encourage more professional office space near transit not just retail jobs.	I personally don't see the need for a 3rd grocery store but a smaller scale boutique type like whole foods or Pomme or Donald's market would be good addition. I'd like to see more doctors offices or medical like X-ray.	Great but we also need below market rental. Investors will provide market rental. Would be good if the senior housing was below market.	This is a much better proposal than previous but would be nice if provided height of buildings as well.	
26	Excellent	I feel that the reduction is not the best use for the area being adjacent from the inlet center sky train. This is the area of the city to put as much density as possible.	Yes, bringing jobs and shopping to the area is fantastic!	Yes, awesome!	Not a fan. Not the right place in the city for this.	This has been dragging on for years, this needs to be done ASAP so residents can get on with their lives. Thank you.	Yes

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27	I think park space is an important part of any community where people can get together outside, let children run and play and recreation space for everyone. There are many parks close by so I do feel that this is an adequate amount of space.	The initial purpose of the skytrain as laid out in the plans was for density surrounding the train stations so it makes sense to follow the plans already laid out by the province and agreed upon by public bodies.	Office space is not my first priority as more and more people are working from home and businesses are virtual entities. It is nice to have work space close to home for those needing this service.	With the density proposed I think the grocery store and drug store will be essential.	I am not familiar with these programs but I think the concept would appeal to first time buyers and perhaps allow more people into the housing market.	I think the development plan proposed of Coronation Park is a natural process given it's proximity to the skytrain and as development of the area was agreed upon in the latest OCP. The plan proposed is a carefully considered, forward thinking and community building concept that will ensure an inclusive development where everyone has their day to day needs met( and exceeded) by the physical environment and services available right at their doorstep.	Yes
28	positive	I think the density will be made up in other developments	yes	yes	very positive, a necessity	I am looking forward to a state of the art development that will enhance the city	Yes
29	I like it, but it looks more scattered? Am I reading the plan right? It might be nice depending on what it looks like when completed. Is there something besides the maps that one can look at?	I agree with it.	I think it's a good thing, but not sure there is a shortage of office space in Port Moody?	Yes. Thrifty's is going to be overwhelmed with the new buildings that Onni is putting up in Suderbrook and the IGA is really more of a corner store than a grocery store.	It's a nice idea.	No	No

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30	I had no concerns with the original plan for park space.	I feel this will ultimately be a mistake. I can understand why it was done, with the medaling forces from Council which includes the Mayor and his acolytes demanding ridiculous things and being obstructionist, this developer likely had little choice. I think its ridiculous that Coquitlam, which occupies the most prominent geographical aspects of Coronation Park will build the largest towers, with the most density. Port Moody needs to go as dense as possible in this neighborhood which everyone agrees with - will be and ought to be redeveloped.	Not especially, we have that at neighboring Newport Village and Suter Brook, with large pieces still vacant at Suter Brook.	Yes, there should be somewhere for residents to shop.	It's a gimmick to pacify those who want something for nothing.	Vagramov, Masden and Milani need to live up to their election promises of getting the Coronation Park neighborhood redeveloped expediently. I don't expect them, however, to actually do what they say they were going to do. So, in the absence of any integrity from those three fools, they should just stay out of the way so this can get done.	Yes
31	Glad to have some green space included in the plan.	There are so many high rises all around so do not think the density reduction was necessary- look at all the other cities along the sky train path, it is part of having enough housing for people. Less housing drives up prices. More density will allow for some lower prices	No opinion	There are 2 grocery stores close by so I do fear another one may hurt our locally owned ones. Drug store good idea.	Like it 👍 great idea to help us stay in the area	I feel this process has taken so long and the council has not respected any coronation park residents by trapping us here. We know you can do this fast, please step up and make this happen .	No

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32	Wow! Love the new design so that the increased park area is possible. It really is in-line with the needs of the community; and the desire to keep our access to nature and enjoy the outdoors. I love to see the increased outdoor areas that everyone can enjoy.	I like it. I think it will be more amenable to the community at large and will keep the site from feeling really close together. The reduction of density will also help with the load on pathways; roads; etc.	Providing office spaces in the core of Port Moody like this new Coronation Park proposal will allow more people to work closer to their homes. It is a smart use of space too.	Yes. Developments need the availability of stores and grocery and drug stores provide easy access to vital services. We want to encourage those who live in the area and Coronation Park development to use the services close to them. This reduces the impact of cars on the roads as well. I like the ability to walk from my home to shop near my home.	Everyone is always talking about how hard it is for people to own a home and this provides another alternative to those who want to step into the foray of home ownership. Rent to own programs provide ownership for renters and really encourages renters to have that responsibility of ownership. Rather than just being a resident for a specified only period of time, it encourages long-term commitments and promotes responsible tenants.	Designated seniors housing is really welcome to see and the increased daycare spaces. I am pleased to see that there is still some public art areas and consideration given to urban agriculture possibilities. We need to encourage the growth of both the city of the arts atmosphere and the ability to increase our efforts towards responsible environments. I am extremely pleased to see that they have included rainwater options along with the room for urban agriculture.	Yes
33	good start but it's not enough for all the people you are going to cram into this community	still needs more work on this area	no	depends which grocery store and drug store, not everyone who lives in this area may be able to afford high end stores which i guess will be what goes into this area, Thriftys' and IGA are just a short walk away if they will still be there	good idea, should have been added years ago to different projects	what years are the plans these buildings will be started and finished completion? will the park area be done first? some use the old school grounds now but it's just a field. it will be sad to see the homes gone from this area, i walk around this area and enjoy the trees, wildlife and peacefulness of this area, soo sad it has to change. I didn't see anything about these changes when i moved here 10 years ago so it was a shock when i found out how my area was going to change, i was hoping for townhomes which would've been a better idea for this area instead of ugly highrises.	Yes

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34	Definitely an improvement and there is still the green space east of Balmoral for open use park area. But looking ahead to the future development of the green space on the east of Balmoral - it will be important to keep a significant portion of the space for open use park. Not sure how that gets built into criteria for development of this second plot of land.	There appear to be a lot of positive changes in the housing configurations, however I continued to be concerned about the max potential height of 31 stories. Wonder why there is a range ie from 26-31 storeys. I would not support anything over the 26 stories.	Neutral. It does add to a varied base and in theory some people may be able to work close to home - a nice thought.	There are currently two general grocery stores and a number of drug store facilities in the general area. I would look for input from the current service providers to seek their thoughts on sharing the market. Your pamphlet does not address the potential population increase with this new development over current population in area - this would be the basis for determining need for additional stores of this nature.	Sounds like a good idea. Do not know how successful these initiative are.	From looking at the diagram, I am concerned about the traffic from off of Guildford Way between loco Road and Balmoral Ave. It appears to have two entrances into the development along Guildford Way between these streets - will this mean two traffic lights between these two street to allow for traffic to turn left (going west) onto Guildford Way? This is not reasonable . There needs to be straight thru traffic movement because of the already heavy traffic on this street. Perhaps I have misread the diagram.	No
35	I am in agreement with more park and green space	We need density, I understand that. I prefer only a few highrises (on the highest part of the hill) and then 4 to 6 stories only.	Only if there is a demand for it? I'm not sure as I have not done any studies on that....for now or in the future.	Not sure that a large grocery store is necessary as Thrifties is only a block away. A drug store is a good idea	I doubt this will work in the long run....a good idea but one that I don't think will actually be successful	Yes. I firmly believe that the towers should be at the top of the hill not below, blocking the views and light for the lower rise behind them. It does not make sense to me why there would be two to three towers at the lowest portion of the slope. I also do not understand why Highland Park is not apart of this development. (I own a few townhouses in that complex) Would it not make the most sense to add that to the development as well?	Yes

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36	Great!	Not good! Its disappointing that the city is not allowing more density on this site. This site is a once in a life time opportunity for the City and residents of the Port Moody, we should be allowing the developer to purchase more density. I encourage both the developer and City to make a deal. The city can barely pay the bills and right here in front of them is an opportunity to fix everything. Get creative, maybe build more units that are 'transit' or ride share only units, meaning they don't require or come with parking spots. The units will be more affordable and there will be no traffic concerns from the addition of these units... even if that is not possible, increase the density and make a deal!	yes thats great!	Yes	nice touch		No

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37	I think park space I great 1.5 acres was enough when considering the public non park space that is available. More park space is great it looks like a tennis court was added in the rendering and some sports facilities are nice	A reduction in density doesn't do anything to make me happy. I'm unclear why there is a stigma against density, the density is what pays for the community benefits we all like to see and who cares if a building has ie. 20 floors or 26-30 floors. Especially in a transit orientation neighbourhood like this one would hopefully not increase traffic by to much besides good city planning and revenue from developers and additional property taxes help pay for the needed solutions.	I don't know how in demand office space in Port moody is but more jobs hopefully close to home for some people seems like a good idea.	I worry an additional grocery store might be too much in a small area and a 3rd grocery store might cause one to shut down and cost jobs. My opinion about the drug store is the same but not as strong, there's a small drugstore inside the Thrifty's another one at Heritage Mountain another one up in Saint Johns not sure we need a fourth one right across the street from Thrifty's. The free market is really well suited the find the right service for the market we don't need government to tell us what we need where.	My understanding of the program has being limited to a very small group of current renters but I think it's a great idea.	I would really like the people with power and control to hurry up and get on with it sitting here and waiting is getting stressful	Yes
38	In addition to the already Rocky Point area it is more than adequate.	Looks good	Is it really required with the Suter Brook complex and New Port village.	No comment	Probably required	New Port Village is a very popular and great area. This looks like it will be equally great and very acceptable.	Yes
39	Amazing. I love that you are including more green/open space for gathering and community use. Covid has shown us how important these spaces are to community wellbeing in all regards	Love it. More housing (mixed use) is desperately needed but we also need to manage density : infrastructure in growing areas.	Yes!! Reduce commute times where possible and make it easier for people to shop where they live	100% agree. This area is already terribly under-served for the number of housing units in/being built. Thank you for doing this.	Love it. We need more creative ways for people to get to housing security	*Please* consider a more decolonized name for this neighbourhood, one that reflects the Indigenous history of the land and the fact that we live and continue to build on uncaded territory. Otherwise I am SO happy to see PoMo take the bold step of changing the approach to this major development project while underway. I hope the teams involved feel proud of this work. It will be great. Thank you!!	No
40	i like it	less people more space is good	a little bit of office space is good but not to much	yes both are a positive step	something is better than nothing. Any money back in peoples hands instead of the banks is a step in the right direction	what are the future plans for the Highland Park 7.5 acre townhouse complex across the street?	No

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41	Good. It would be good to have this park space concentrated in one area instead of having the green space dispersed. Better to have one large space (w/ amenities, playground etc) instead of small green patches between buildings (and making them further away from each other).	Ok.	Excellent idea. Makes for a place where new residents can live near where they work. If it is anything like the office tower across the street at Suterbrook, many businesses (including allied health professionals) would cater to the new community.	Grocery store is a MUST. Considering that Thrifty's in Suterbrook is already at capacity with all the residents on the west side of loco. Please consider having a compact full service grocery store with an urban format with ground floor access. Formats like the Loblaws City Market would be perfect for that area.	No feedback.	The addition of retail and commercial space is a must and I am glad to see it in the plans. Hopefully the new ground floor retail spaces have ventilation to allow for restaurant/kitchen use. It would be great to see ground floor businesses that actually cater to the every day needs of many residents (banks, quick service restaurants, speciality food merchants) instead of businesses which only cater to an infrequent or limited clientele (such as nail salon, real estate office or notary office etc) as is seen in retail spaces further west on St Johns St.	No
42	Try more green spaces and more setbacks from the roads and way less homes .	Really .... reduction ! Try half of that and lower high rises . We don't need an extra 7000 people in that area . Roads are congested on those corners and Eagle Ridge hospital is unable to handle cases now with long emergency wait times .	No	Sure . You are phrasing these questions in such an obvious way to get affirmative answers to the them , thereby being able to report all the positive comments and support for this massive monstrosity.	Fine	Don't build it and they won't come . Small Port Moody is changing and not for the better . Views of the water and mountains obscured by high rises . We cannot handle more people . Parking is already at a premium . Don't assume people won't have cars and will walk everywhere.	Yes
43	Great	Good	Yes	Yes	Good idea		Yes

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44	I fully agree with open park spaces given the residential increase in units in an already overcrowded corridor of people using resources at the theatre, social recreation center, ice rink, and Rocky Point park. I personally would like to see a larger community plan of the Coronation Park site to include the adjoining areas and more parks and recreation that compliment what is already developed that neighbourhood. ( Public swimming, an arts center similar to Place des Art, gathering place for public events indoor such as weddings, in addition to coffee shops/ health shops and/or a rec center for seniors such as Wilson Place/Kyle Center. I would like to see lighted walking paths.	I think that is too people for just that small area, develop it over a larger space to include those adjoining land areas and come up with a much more robust plan for community living. I don't prefer the idea of another four towers over top of loco Road and Barnet Highway entrance. Suter Brook is an example to me over too many towers in a small area. Noise travels, it is shady, and driving in and out of that area is difficult, not to mention parking. Why not build these towers over a larger area taking advantage of the space at Highland Park and Coronation Park plus the field which housed the old school for recreation.	Yes that is a nice feature but depends on what type of business it is meant to attract in that space. Will it result in a traffic congested area for those that live in that community, will it mean pubs and breweries open late at night disturbing residents, what is the plan?	I think there is enough with two grocery stores, IGA and Thrifty Foods in close proximity. If you need to redevelop the old IGA into something more modern that would be the spot to do an new store. Drug store the same with Shoppers nearby.	Depends on the rent? If it is not affordable for folks to live there then really serves no purpose. If there are individuals that wish to stay after development of the area, give them an incentive from the developer like reduced cost on a new unit or other incentives like free parking spot, free memberships to existing and new facilities, etc.	Yes, I am very concerned about vehicle movement in the plan given Balmoral drive will be a main artery into this complex resulting in high traffic flow with that many residences in a small space. It would be nice to open up access to Barnet Hwy/Lougheed Hwy from the Coronation Park south side. The congestion at loco and Guildford plus access to Barnet Hwy will just get so much worse. Build a bigger community utilizing more of the older development spaces like the old school site and Highland Park. Acknowledge First Nation if applicable in the entrance to the community or at the corner of loco and Barnet. Include electric vehicle plug in spaces for public and those living in the area. Preserve green space, promote walking trails, encourage outdoor development spaces.	No
45	In addition to the already Rocky Point area it is more than adequate.	Looks good	Is it really required with the Suter Brook complex and New Port village.	No comment	Probably required	There is not enough rental accommodation - as a former homeowner, now renting, I have become aware of the dearth of decent rental accommodation. We do not need more shoe box sized units, we need more family friendly rental accommodation (i.e. three bedroom).	Yes

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46	The increase in public park space is great, especially in that it provides pedestrian access from several streets.	The reduction in density is positive as it will reduce the number of cars accessing St John's/Barnet Highway via loco Road and Falcon Street.		I do not think there is a need for another drug store in the development as there are two Shoppers Drug Marts within walking distance of the development. We don't need another grocery store at a high price point in the area (like Thrifty's). A middle range store would be beneficial.	Can't comment on the rent to own program without more detail.		No
47	Really excited	Its a big step in the right direction	That part isnt a concern to me	Yes we need more choices in portmoody	Great idea	I think that it's the right time ti develop very ittle homes as to rent or buy	No

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48	Still not enough.				This is literally the only good thing about the proposal. Rent to own is a huge benefit to first time home buyers.	<p>I think it is ridiculous to think that something of this size will be a benefit to the City of Port Moody and the surrounding communities. Sure it will bring more homes to the area, but there is no consideration for the infrastructure that these new residents will use to get to and from their daily lives. If you've even spent one day in the rush hour traffic filtering from the Barnet Highway to St. John's / Clarke, you would understand that the access points to lower Port Moody are already overwhelmed, and this is not taking into consideration the buildings already being developed along the route (Clyde, Sophia, Henry, Electronic Ave, The Grande).</p> <p>I do not think this area should be zoned for a high rise development. It frustrates me that this would even be considered by the city and as a resident who has lived here their entire life, and as someone who plans to grow my family here, I will not be buying into developments with such poor ideas of what the city needs. A company proposing 31 storey building(s) in an already extremely dense area does not care about the community, they care about their profit.</p> <p>Your sustainable and community friendly promises mean nothing if what you are bringing to the community is extreme density and a strain on our already unsustainable infrastructure.</p>	No

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49	I think park space I great 1.5 acres was enough when considering the public non park space that is available. More park space is great it looks like a tennis court was added in the rendering and some sports facilities are nice	A reduction in density doesn't do anything to make me happy. I'm unclear why there is a stigma against density, the density is what pays for the community benefits we all like to see and who cares if a building has ie. 20 floors or 26-30 floors. Especially in a transit orientation neighbourhood like this one would hopefully not increase traffic by too much besides good city planning and revenue from developers and additional property taxes help pay for the needed solutions.	I don't know how in demand office space in Port moody is but more jobs hopefully close to home for some people seems like a good idea.	I worry an additional grocery store might be too much in a small area and a 3rd grocery store might cause one to shut down and cost jobs. My opinion about the drug store is the same but not as strong, there's a small drugstore inside the Thrifty's another one at Heritage Mountain another one up in Saint Johns not sure we need a fourth one right across the street from Thrifty's. The free market is really well suited the find the right service for the market we don't need government to tell us what we need where.	My understanding of the program has being limited to a very small group of current renters but I think it's a great idea.	I would really like the people with power and control to hurry up and get on with it sitting here and waiting is getting stressful	Yes
50	I support the green space	I do not support the reduction in density. We will have coquitlam building 40+ story buildings right next to this and in addition already increased height restrictions around the inlet.	No - there are more vacancies and leases space available now more than ever				Yes
51	Positive	Positive	No	Yes	I think it's an excellent idea and I would prefer if there were more units that qualified for the program	I would hope that there would be an abundance of public parking because it is becoming an issue in the neighbourhood and one that will only get worse once this project is completed	Yes


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52	A larger park will benefit the community.	With the enormous towers soon to be built on the old Coronation Park School property I don't believe that the density needs to be reduced as they will look minuscule next to the towers that are further up the hill and will be many stories taller.	There is constantly office space available for rent in Suterbrook. Is there really a need for more or will it stand empty and sad making the neighborhood appear unappealing? It doesn't make sense to have office space there as it would increase traffic and reduce the already strained parking situation.	There are already two grocery stores and at least three pharmacies within walking distance now. It is rare that they are overly busy whenever I have shopped in them. Is there enough market to support more competition?	I approve as it helps people get into the market and become home owners.	If Council is determined to increase affordable housing then they need to allow an increase in the tower heights. However, making Council see reason seldom happens.	Yes
53	Increase in park size is an improvement, but still severely inadequate for the density being proposed within the overall site.	The density is still far too dense for the overall site and the total number of people being proposed to be housed onsite.	Does the market research show that office space is needed at the site?	NO comment	No comment	How is this proposal addressing the fact that 3000+ residents are being placed into a land parcel that today only contains a hundred or so people, and with the road congestion already surrounding the overall site? (ie - Barnett at loco traffic congestion; North and South traffic congestion along loco between Barnett and Ungless Way). As I can see it, the existing road network is remaining in-tact, and so is it feasible that these 3000+ residents will be able to have suitable entry/exit off Guilford and Balmoral? Why are no questions being asked about the overall height of the towers being proposed? This is a major oversight, as these level of towers (anything above current towers already at Suter Brook ) are not in-line with the overall development plans of Port Moody as a whole and certainly do not fit in with the community anywhere in Port Moody. This links directly to the serious look about the overall level of density being proposed as the current figures in the revised proposal are far beyond what this site should realistically be able to accommodate.	Yes

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54	I like the idea of the increased park space and think it will benefit the community.	I am in favour of high density. I think in this area in practical it is an ideal location to have it and will help local businesses.		Yes, the idea of a store like whole foods coming to the area to offer more variety and better produce.			Yes
55	Increasing public park area must be a plus given that this development is being sold to the city on happiness and wellbeing. More public space should help achieve those objectives.	This has got to help reduce traffic congestion and increase happiness.	Not really. Is so much new office space needed at all in Port Moody? Business is rapidly changing to on line/home office options. This question should be revisited.	Good idea.	No comment	The on line presentation (at least what accompanies this page) is woefully inadequate, maybe necessarily so in these early stages. The plan is difficult to understand as detail descriptions are not provided such as where the low rise housing (surely not everything is 26 to 31 stories) is located and what height are the low rise blocks. The tower blocks are pretty obvious. However most of what else is shown can only be guessed at. There is no north point to assist orientation. I suggest detail planning, and subsequent proposals to the public, should make it very clear that this development site has significant grade change from east to west. Trees are shown, most of them like soldiers at attention each side of roads, presumably all new planting. It is good to see new tree planting. However I would like to make a strong plea to retain the magnificent stand of trees along Barnet, subject of course to report from City arborist on the good health of the trees and adequate protection provided during the site development. No other comments. Thanks.	No
56	Needs more park space	Needs to be reduced further	No.	Yes	It's OK	No	No
57	excellent	Excellent	not really	Grocery store is good. Already too many drug stores in the area, not really needed	neutral	like the changes.	No
58	It's good!	Neutral	Yes	Yes	Monthly rates are astronomical!	Prioritize traffic and aging streets	No

# APPENDIX I - OTHER FEEDBACK



Maureen Solmundson <maureen@poonigroup.com>

feedback on Coronation Park Development

To: "info@coronationparkportmoody.com" <info@coronationparkportmoody.com>

Sun, Sep 19, 2021 at 8:09 PM

Hi,

Thank you for providing the revisions to the Coronation Park Development. Below are some comments for your review and consideration before this development is finalized:

· Really like the Rent-to-Own opportunity

· Good to see the increase in daycare spaces

· Would like to see the maximum height of the condos be 26 floors

· Would like the Public Park Space to be increased to 3 acres and allow for a community garden

· Concerned about the increased number of retail spaces- is this to replace one of the current drug stores and grocery store? Not sure there is enough of a demand to incrementally add. Also concerned about the required parking spaces for the increased number of residents and visitors.

Sincerely,