

Memorandum

Date: November 25, 2021
Submitted by: General Manager of Engineering and Operations
Subject: Coronation Park Cumulative Traffic Impact Assessment

On November 25, 2021, Council reviewed the Coronation Park OCP amendment application and passed the following motions:

RC21/492a, b, e, g, and 494b

THAT second reading of the Coronation Park application be postponed until:

- staff has reported back with a cumulative traffic impact assessment for Port Moody's major crosstown roadways that takes account of Wesgroup's latest proposed density, along with envisioned Coquitlam's Coronation Heights, other significant local developments in pipeline, and regional baselines; and
- City staff conducts and reports back on a meeting with BC Housing and the applicant, to explore potential provincial/federal assistance that could enable more affordable housing within currently proposed or lower overall project density;

AND THAT the applicant be directed to:

- achieve the City's baseline 0.42 jobs-to-population ratio for the proposed density; and
- hire as many local professionals, contractors, and workers in all stages (conceptualization, design, construction, sales) of the project as possible.

Staff are seeking clarification on Council's expectations for delivery of a cumulative traffic impact assessment.

On November 16, 2021, Council approved a staff developed project proposal for a Cumulative Development Traffic Model supported by \$75,000 in funding. This traffic model is now being initiated in conjunction with the City's Master Transportation Plan update project and a draft model output is expected to be ready by June 2022. The scope of this project is essentially Citywide and therefore will take longer to complete than a targeted study for the Coronation Park application and surrounding neighbourhoods in Port Moody and Coquitlam.

A study focusing in on the development area, surrounding neighbourhoods, and corridors can be initiated. Typical practice is for an applicant to directly engage a qualified professional traffic consultant, under the City's review and acceptance, to minimize the impact on City staff resources and costs to the public.

As the above resolution directs staff to complete the work, we are seeking clarification on Council's intended approach, specifically, whether it is a City-led traffic study or a consultant-led traffic study. A City-led traffic study would require funding for a consultant and dedicated project manager, in a ballpark range of \$30,000 to \$50,000. This funding could be requested from the

applicant. A consultant-led traffic study would require the applicant to work with their traffic consultant to complete the scope of work. The City would provide oversight from development of the project scope through final deliverable. All costs would be the responsibility of the applicant.

The most expedient approach, with the least impact on staff resources or costs to the City, is to require the developer to directly engage a traffic consultant under the City's oversight. This also reduces the City's exposure to risk of cost increases or project delays. The developer's consultant has already completed some traffic studies that include estimation of Coquitlam's Coronation Heights development and general background growth, which can be used as an input. City staff would review the project terms of reference prior to project initiation and would be involved throughout the process, including a final review and recommendation to Council.

If Council supports this approach, which is consistent with typical practices, the following resolution is recommended:

THAT City staff work with the Coronation Park OCP amendment applicant to complete a cumulative traffic impact assessment as recommended in the memo dated November 25, 2021 from the General Manager of Engineering and Operations regarding Coronation Park Cumulative Traffic Impact Assessment.

Report Approval Details

Document Title:	Coronation Park Cumulative Traffic Impact Assessment .docx
Attachments:	
Final Approval Date:	Nov 29, 2021

This report and all of its attachments were approved and signed as outlined below:

Dorothy Shermer, Corporate Officer - Nov 26, 2021 - 1:32 PM

Rosemary Lodge, Manager of Communications and Engagement - Nov 26, 2021 - 3:23 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 26, 2021 - 7:12 PM

Tim Savoie, City Manager - Nov 29, 2021 - 7:47 AM