



Report to Council From the Office of Mayor Rob Vagramov

Date: December 3, 2021

Subject: Coronation Park

Purpose

To move the Coronation Park proposal forward, while addressing concerns raised by Council.

Recommendation(s):

THAT Council resolution RC21/492a, b, e, g, and 494b be rescinded.

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park) be read a second time;

AND THAT Bylaw No. 3285 be referred to a Public Hearing;

AND THAT prior to Public Hearing, Staff and the applicant be directed to:

- **provide Council with an option for alternate massing that concentrates density along Balmoral,**
 - **report to Council with a cumulative traffic impact assessment that shows the projected drive-time impacts of Wesgroup's and Coquitlam's Coronation projects at full build-out,**
 - **explore affordable housing options with the Province of BC and the Government of Canada within the level of density currently requested by the applicant,**
 - **achieve a higher jobs-to-population ratio than currently proposed, targeting the city's current Metro Vancouver Regional Context Statement jobs-to-population ratio target.**
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Background

At the November 23, 2021 Regular Regular Meeting, Council expressed a number of concerns related to the current proposal for Coronation Park redevelopment. This resulted in a postponement of second reading while these concerns are worked out.

Discussion

Since this meeting, discussions have led to a potential route forward, whereby sufficient certainty is given to the applicant (by virtue of 2nd reading and referral to public hearing) to justify

expending the resources necessary to address enough of the concerns raised by Council to allow for the granting the aforementioned 2nd reading and PH referral. With this approach, compromises are made by all sides, resulting in the project moving forward.

Financial Implications

None at this time.

Communications and Civic Engagement Initiatives

None at this time.

Attachment(s)

1. Report considered at the November 23, 2021 Regular Council meeting regarding Official Community Plan Amendment – Coronation Park (Wesgroup Properties), accessible from this link: [Official Community Plan Amendment – Coronation Park \(Wesgroup Properties\)](#)