

## MEMORANDUM

Date: February 8, 2022  
To: Andre Boel, City of Port Moody  
From: Evan French, Wesgroup Properties  
RE: Coronation Park – Revised Scheme  
CC: Kate Zanon, City of Port Moody

On December 7, 2021, Wesgroup Properties received Second Reading from Council for the Coronation Park project with the direction to look into specific items to refine the scheme. As it relates to site design, Wesgroup Properties was directed to:

- 1) Provide an option for alternate massing that concentrates density along Balmoral Drive; and
- 2) Achieve a higher jobs-to-population ratio than proposed, targeting a jobs-to-population ratio in the range of 0.23 to 0.42.

In response to the above direction, Wesgroup Properties sought to create a plan that would respond to these requests while retaining as much of the base site plan and overall design that has previously been moved to second reading by Council. As is demonstrated in the attached package, the following key changes have been implemented:

- The overall commercial space has been increased from approximately 76,000ft<sup>2</sup> to 130,400ft<sup>2</sup>.
- The jobs-to-population ratio has increased from between 0.21- 0.23 to between 0.25-0.28, which achieves Council's targeted ratio range.
- An overall reduction in residential towers from 6 to 5 with "Tower 2" previously located at the south/west corner of the Site along Ioco being removed.
- Density from the removed "Tower 2" has been generally redistributed across the three eastern towers to concentrate density on Balmoral Drive.
- The heights of the towers along Balmoral have increased from 31 storeys up to the mid 40's.
- The total residential density remains unchanged from the previous versions. The reorganization of the site has focused on location of density, rather than the amount.
- The 4-storey office building has increased to 8-storeys and shifted northward to replace the removed "Tower 2".
- The standalone amenity building has been increased in size from approximately 15,000sf to 20,000sf to better serve future homeowners and tenants.

The revised massing has been able to maintain the intent of the previous site design while implementing the recent requests of Council. As noted above, it has removed a residential tower and shifted residential density to the eastern portion of the site. The increase in commercial density has also enabled the proposal to fall well within the desired jobs-to-population ratio.

Should you have any questions, please do not hesitate to reach out.

Thank you,  
Evan French

# CORONATION PARK

FEBRUARY 01, 2022

SITE PLAN

Parks Amenity Plan

PUBLIC AMENITY (REFER TO DETAILED PARK PLAN)

- A FLEX USE LAWN
- B PLAY AREA
- C PICNIC SPACE
- D POTENTIAL PUBLIC WASHROOM
- E COMMUNITY GARDEN

SEMI-PUBLIC AMENITY

- F PEDESTRIAN R.O.W.
- G SEATING NODES / PLAZA
- H STORMWATER FEATURES
- I URBAN FOREST

PRIVATE AMENITY

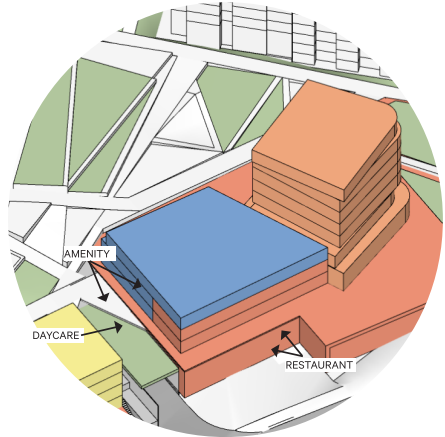
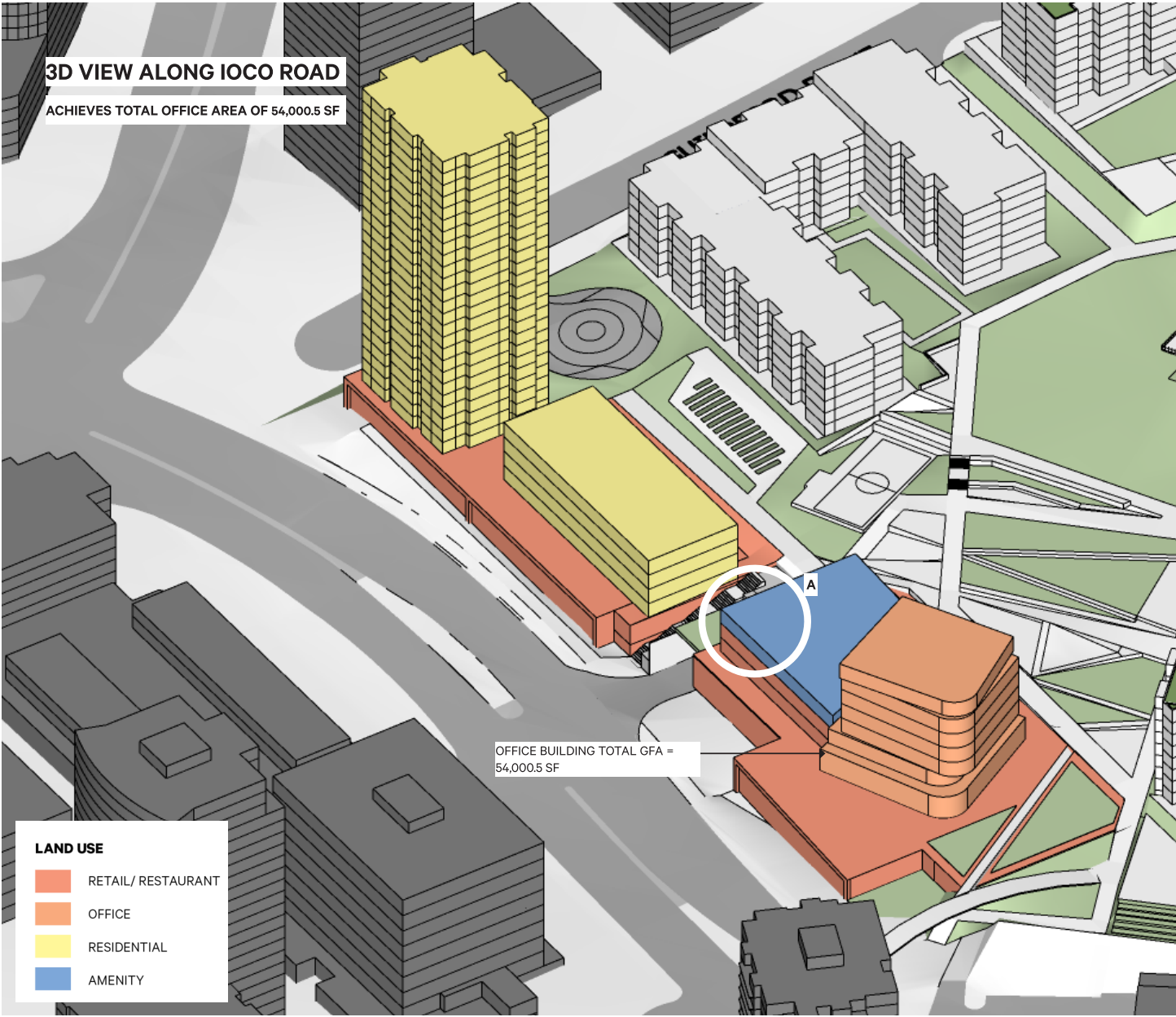
- J OUTDOOR DINING
- K LAWN OR ROOFTOP PLAYGROUND
- L COMMUNITY GARDEN
- M GREEN ROOF
- N OFF-LEASH DOG AREA
- O DAYCARE

GROSS FLOOR AREA	SF	SQM
Total Residential	2,177,122.5	202,261.2
Total Amenity Exclusion	85,960.8	7,986.0
Net Residential (excluding Amenity)	2,091,161.7	194,275.2
Comprises of:		
Residential (Rental)	83,750.1	7,780.6
Residential (Strata)	2,007,411.76	186,494.6
Total Office	54,000.5	5,016.8
Total Commercial	76,428.7	7,100.5
Total Daycare	9,561.9	888.3
Amenity Building (Stand-alone)	20,026.6	1,860.5

LAND USE

- RETAIL/ RESTAURANT
- OFFICE
- RESIDENTIAL
- AMENITY

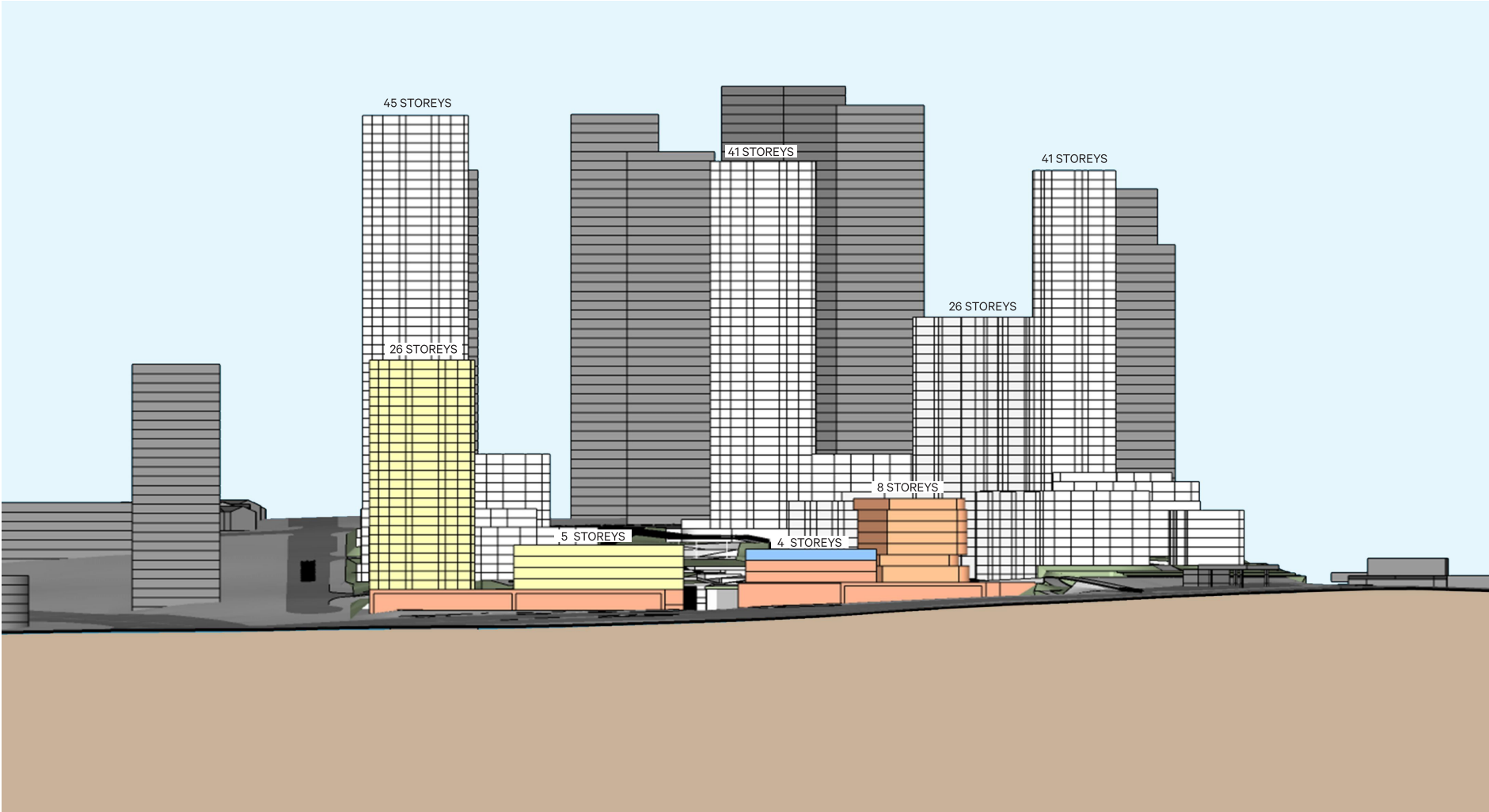




A. TWO FLOORS OF AMENITY ABOVE DAYCARE WITH A TWO STOREY RESTAURANT FACING IOCO STREET

EMPLOYMENT SPACE			
Number of Residential Units	2,665		
Persons/Unit	2.2	2.0	1.8
Total Persons	5,863	5,330	4,797
Job Space	Number of Jobs		
Office (115 sf per job)	470	470	470
Home (11.5% of persons)	674	613	552
Drug Store	40	40	40
Grocery	200	200	200
CRU	60	60	60
Daycare	10	10	10
<b>Total Jobs</b>	<b>1,454</b>	<b>1,393</b>	<b>1,331</b>
<b>Job Ratio</b>	<b>0.25</b>	<b>0.26</b>	<b>0.28</b>

STREET ELEVATION (IOCO ROAD)





OVERALL 3D VIEW

